



Westbrook Court, High Street, Alton, Hampshire, GU34 1EW



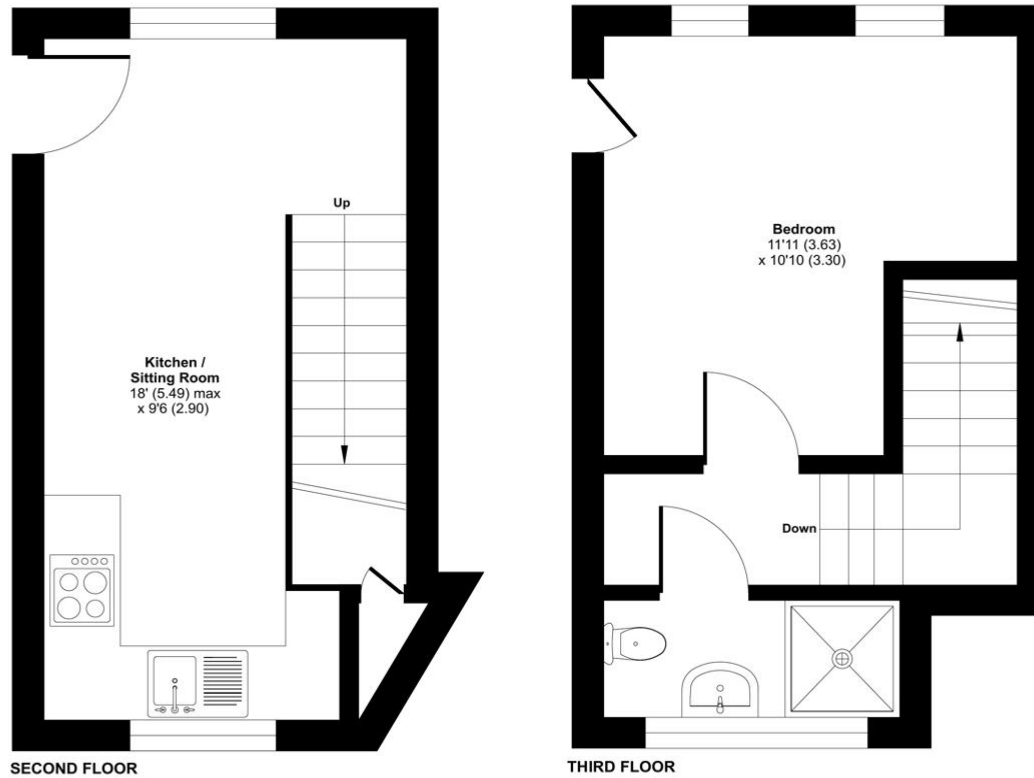
ACCOMMODATION

Offered with no onward chain, come home and find yourself in the centre of Alton in this Duplex apartment converted from an imposing Grade 2 listed residence, perfect for any buyer looking to make the most of the popular market town centre of Alton. The property is just over an hour from London Waterloo via the train line. Alton is ideal for any buyer looking to make most of the convenience of this location. More than meets the eye here, this property has character pouring out from the features. The sash windows offer all the light you might desire with the master bedroom and shower room on their own floor, higher than the high ceilings. You have the perfect chance to retire at the end of the night and leave the kitchen behind.



Approximate Area = 363 sq ft / 33.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 981476



SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- No onward Chain
- First floor duplex apartment
- Ideal first time or investment purchase
- Imposing Grade 2 listed building
- 18ft Open lounge/kitchen
- Shower room
- Town centre location
- High ceilings

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

Asking Price £100,000

TENURE

Leasehold

Unexpired Years: 106

Annual Ground Rent: £150

Ground Rent Increase: TBC

Ground Rent Review Period: Every 25 years

Annual Service: £950

Please note: These costs include insurance
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.