



Normandy Street, Alton, Hampshire, GU34 1DD



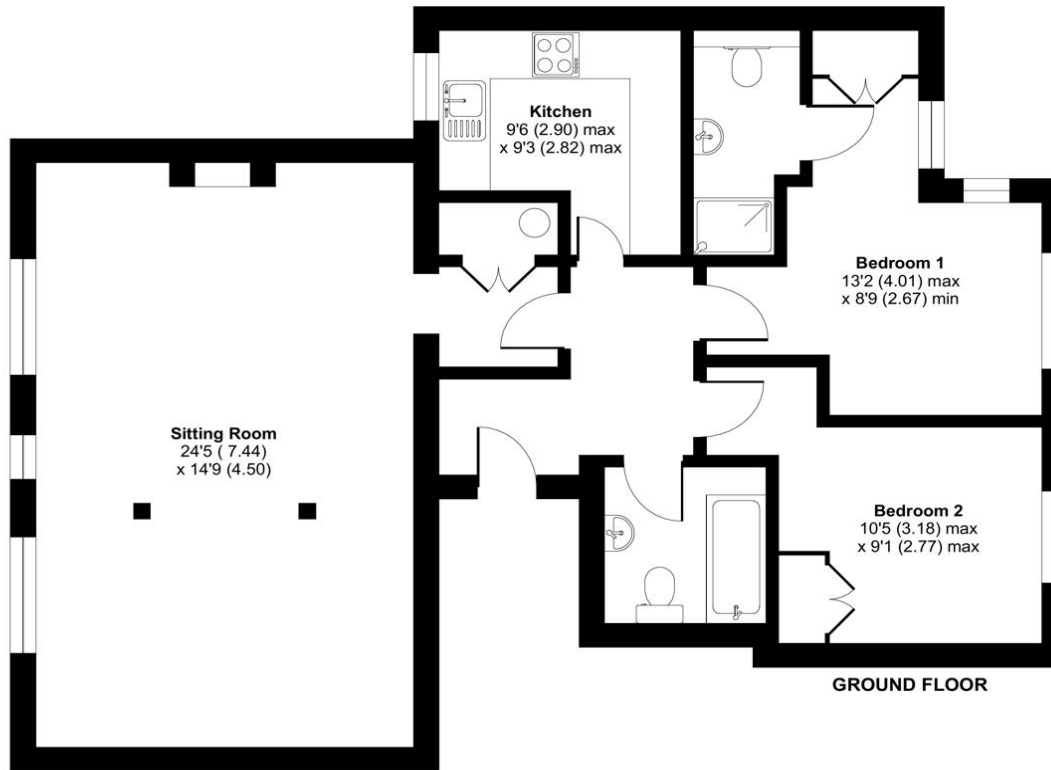
ACCOMMODATION

Immerse yourself within the rich history and vibrant atmosphere of this beautifully presented, two-bedroom Grade II listed apartment. Perfectly situated within walking distance to the mainline station to Waterloo and an ideal location to explore nearby parks, stroll to charming cafes, or dine in one of the many acclaimed restaurants just moments away. This urban home has an array of original characterful qualities with a modern contemporary twist and offers a fantastic living space throughout. If you're looking for an urban lifestyle in an amazing bespoke building, then this is the home for you. Entertain guests or relax in front of the wood burner in the 25.5 ft sitting/dining room, adorned with a vaulted ceiling that adds an extra touch of grandeur to this exceptional space. The fully integrated kitchen is equipped with modern appliances and ample storage, an ideal space for preparing meals for friends and family. This meticulously designed apartment offers two spacious double bedrooms, each with integrated storage for your convenience. The principal suite is a sanctuary of comfort, complete with an en-suite shower room, ensuring a private retreat within your own home, there is also an additional family bathroom with bathtub, completing the accommodation of this superb apartment. With its proximity to Alton town and essential amenities, this apartment offers a lifestyle of ease and convenience and early viewing is highly recommended.



Approximate Area = 891 sq ft / 82.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1094794



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

- Characterful contemporary apartment
- Situated within the heart of Alton town
- Stunning 25.5ft vaulted sitting/dining room
- Two double bedrooms
- En-suite shower room
- Family bathroom
- Fully integrated kitchen
- Walkable to mainline station to Waterloo
- Beautifully presented/plantation shutters/new roof

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band C

GUIDE PRICE

Offers in the region of £240,000

TENURE

Leasehold

Unexpired Years: 112

Annual Ground Rent: £150

Annual Service: £1390.17

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.