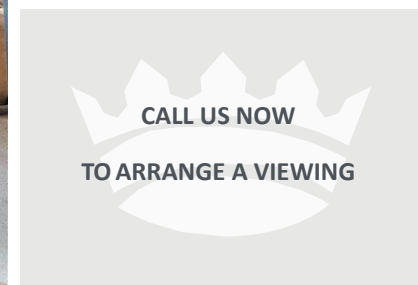




Chawton Park Road, Alton, Hampshire, GU34 1RQ



## SPECIFICATION

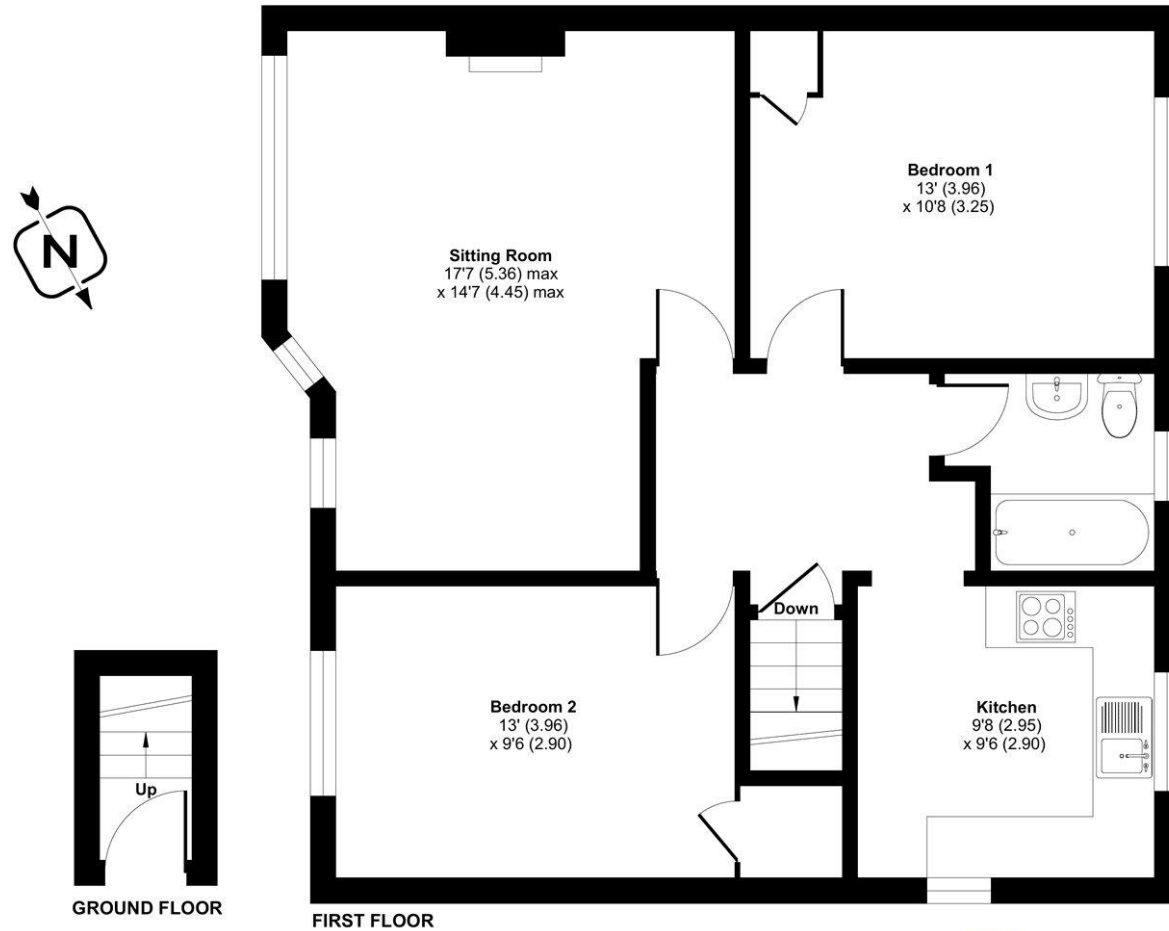
- Spacious two-bedroom first-floor maisonette
- Private garden and driveway for three cars and ample street parking
- Recently refitted contemporary kitchen
- Bright and inviting 17'7 sitting room with triple aspect windows
- Two generously sized double bedrooms
- White and bright bathroom
- Prime location
- Brick shed and space under the entrance stairs for storage
- Convenient access to the A31 for commuters
- Alton train station nearby, offering a direct line to London Waterloo

## ACCOMMODATION

Charters are delighted to bring this charming first-floor maisonette to the lettings market. Boasting two bedrooms, a private garden and a driveway, it offers the perfect blend of comfort and convenience. Upon entering, you will notice the spacious and well-presented interior, with contemporary features throughout. The highlight of this home is the recently refitted kitchen, with wall and base units and integrated appliances. The 17'7 sitting room is flooded with natural light, thanks to its triple aspect windows, creating a warm and inviting atmosphere for relaxation and entertaining. The two generously sized double bedrooms offer ample space for rest and relaxation, while the white and bright bathroom adds a touch of luxury to your daily routine. Externally, the property offers ample storage with access to a brick shed and a space beneath the outdoor staircase. The property also offers driveway parking for several cars, alongside plenty of free on-street parking.

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1033248



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	79
England, Scotland & Wales		EU Directive 2002/91/EC	

### GUIDE PRICE

£1,350 per month

### DEPOSIT

Security Deposit: £1557.69 (based on advertised rental price)

Holding Deposit: £311.53 (based on advertised rental price)

### MINIMUM TERM

12 Months

### LOCAL AUTHORITY

East Hampshire District Council  
Council Tax Band: C

### SITUATION

Location-wise, this maisonette is situated with great access to Alton's vibrant town centre; you'll find shops, restaurants and amenities at your doorstep. The leisure centre, A31, and Alton train station, with its direct line to London Waterloo, are all easily accessible, along with a bus stop a few meters away on Chawton Park Road, ensuring a hassle-free commute for city professionals.



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

70 High Street, Alton, Hampshire, GU34 1ET  
[altonlettings@chartersestateagents.co.uk](mailto:altonlettings@chartersestateagents.co.uk)

