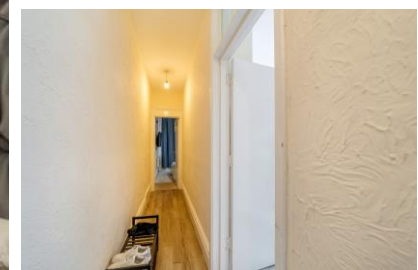




Turk Street, Alton, Hampshire, GU34 1AG

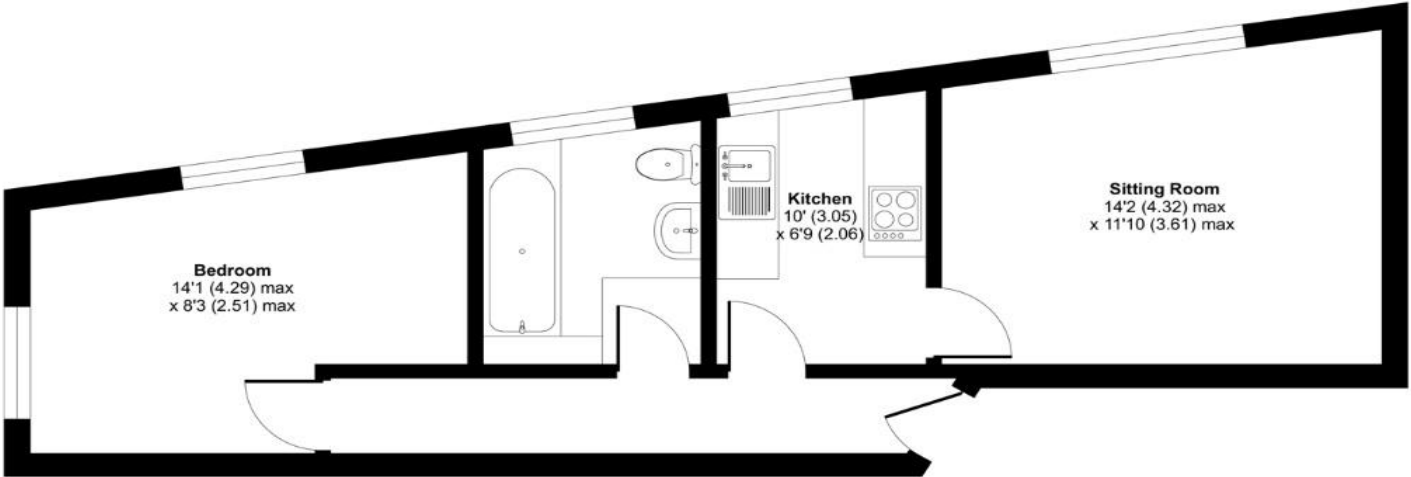


ACCOMMODATION

Ideally situated within the heart of Alton town and only a short stroll from the mainline station, shops, cafes, parks and bus routes, is this characterful, one-bedroom first-floor apartment. The apartment would be a fantastic investment property and would also be ideal for a first time buyer. The property is in need of some modernisation but with its high ceilings, sash windows and nestled within the centre of town it would be a wonderful project/opportunity. The apartment comes to market offering entrance hallway, galley kitchen, generous sitting room with high ceilings and original architrave, family bathroom and a good sized double bedroom. The property also has the added bonus of a no forward chain.

Approximate Area = 471 sq ft / 43.7 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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: 952670



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

- First-floor apartment
- Sought-after town centre location
- One double bedroom
- Generous sitting room
- Kitchen
- Family bathroom
- No forward chain
- Ideal first time buyer/investment property

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band B

GUIDE PRICE

Asking Price £135,000

TENURE

Leasehold

Unexpired Years: 110

Annual Ground Rent: £10

Annual Service Charge: N/A

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

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