

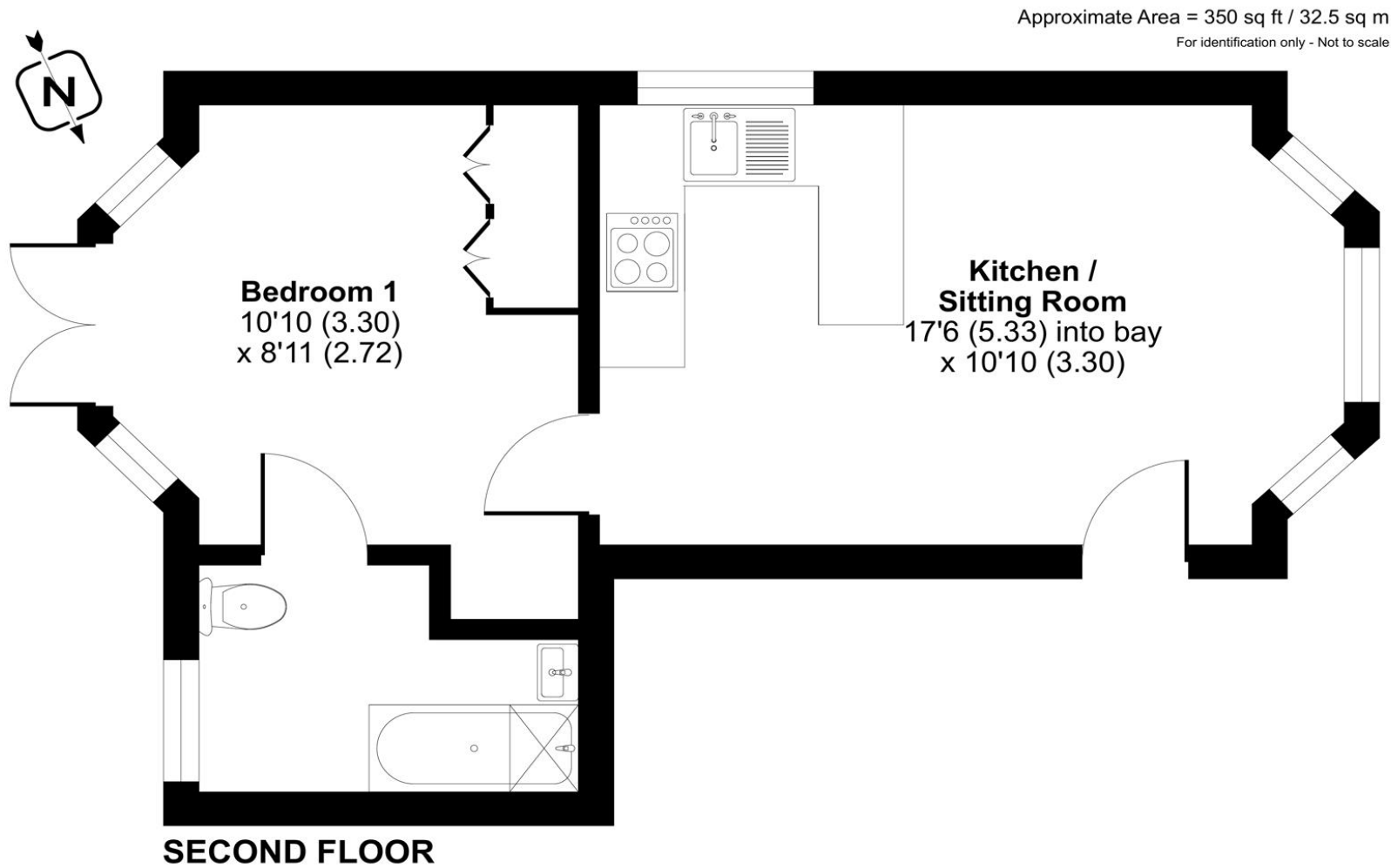


Gregorys, Anstey Road, Alton, Hampshire, GU34 2QZ



## ACCOMMODATION

Affordable elegance. encapsulate the style and design of this recently modernised, ground-floor, one-bedroom apartment. This light and airy contemporary living space is beyond compare and is ideally situated within the heart of Alton benefitting from only a short stroll to the mainline station to Waterloo, Waitrose, parks, cafes and amenities. This stylish home comes to market offering an open plan, partly integrated kitchen/breakfast/sitting room with plantation shutters, a generous double bedroom with wall-to-wall fitted storage and French doors leading to the garden, along with the newly fitted bathroom, to include bathtub with shower over. Externally, there is a private terrace area and communal garden and residents' parking. This exquisite apartment also benefits from intercom door access. This handsome home is truly beyond compare and early viewing is highly recommended.



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>	72	77
(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		
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: 995132



## 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

- Contemporary ground floor apartment
- Sought after Alton location
- Open plan part integrated
- Kitchen/breakfast/ sitting room
- Generous double bedroom
- Newly fitted bathroom
- Private communal garden
- Private parking
- Totally modernised throughout
- No forward chain

### LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band: A

### GUIDE PRICE

Asking Price £180,000

### TENURE

Leasehold

Unexpired Years: 116

Annual Ground Rent: £100

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £856.10

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