

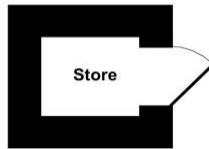


Gaskell Court, Thornton End, Holybourne, Alton, Hampshire, GU34 4HF

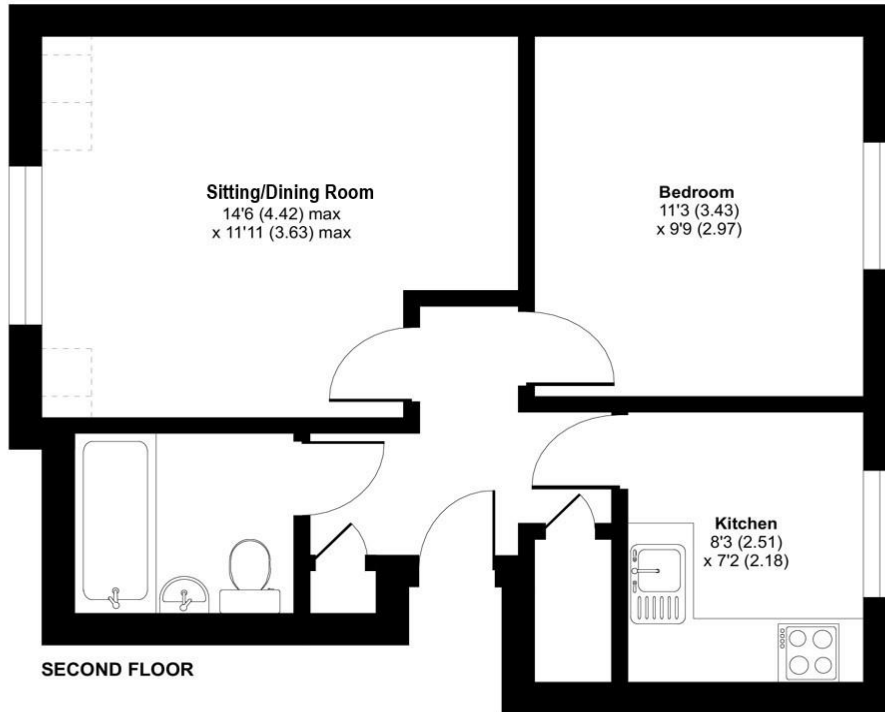


ACCOMMODATION

Unarguably positioned within the sought-after village of Holybourne and only a short stroll to the market town of Alton, Waitrose, the mainline station to Waterloo, all amenities, parks and cafes. This over 60's retirement apartment offers a light and airy living space and comes to the market offering a spacious open plan sitting/dining room, a part integrated kitchen with integral hob and oven with space for appliances, a family bathroom and a generous double bedroom. Externally, there is a private storage cupboard and beautifully manicured communal gardens with seating areas, ideal for enjoying the summer months. In addition to the apartment there are shared facilities available for the use and enjoyment of the residents, there is also an on-site laundry, a guest room and 14 parking spaces. The estate manager is resident on-site to offer help, advice and co-ordinate any services provided. Early viewing is highly recommended.



Approximate Area = 451 sq ft / 41.9 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Store = 7 sq ft / 0.6 sq m
 Total = 466 sq ft / 43.2 sq m
 For identification only - Not to scale



Denotes restricted head height

SECOND FLOOR



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: 986719



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(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	

SITUATION

Holybourne is a desirable village situated on the eastern side of Alton and has a post office/stores, village pub and well-regarded primary and secondary schools. The nearby town of Alton has a varied range of shopping and recreational facilities as well as a mainline railway station (London Waterloo) and sports complex with a swimming pool. It is approximately a 10-minute drive from the popular market town of Farnham. Alton itself offers nearby amenities and services and benefits from direct rail links to London.



SPECIFICATION

- Over 60's retirement apartment
- Sought after village location
- 1 double bedroom
- Bathroom
- Part integrated kitchen
- Sitting/dining room
- Beautiful communal gardens
- Private parking
- On-site estate manager

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: B

GUIDE PRICE

Asking Price £105,000

TENURE

Leasehold

Unexpired Years: 186 Years Remaining

Annual Ground Rent: TBA

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 2,400

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