

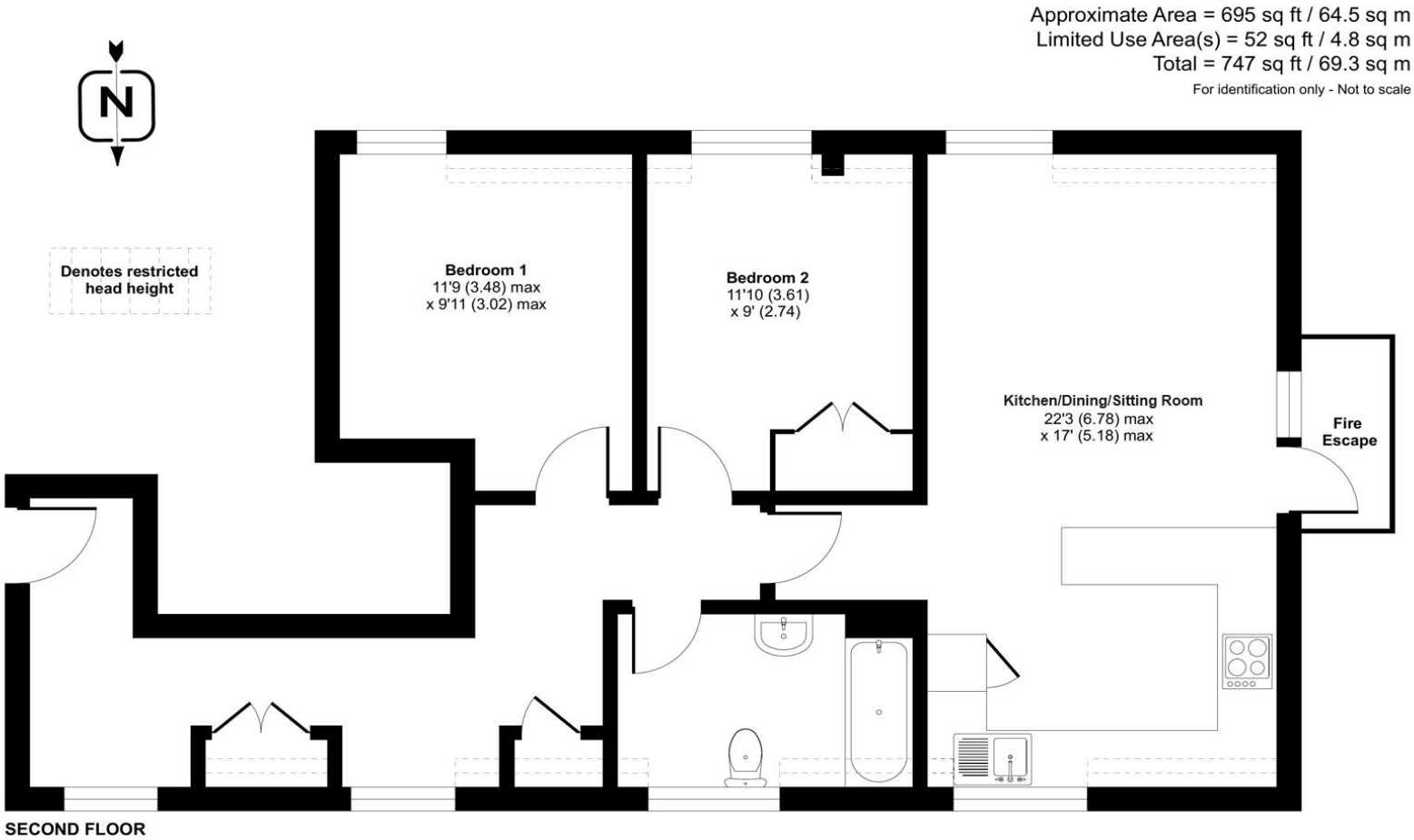


Normandy House, Nether Street, Alton, Hampshire, GU34 1EA



## ACCOMMODATION

This contemporary, stylish, bespoke conversion is ideally located within the heart of Alton town and is only a short stroll to the mainline station to Waterloo, Waitrose, all amenities, parks and cafes. It offers six executive apartments, two, two-bedroom apartments and four one-bedroom apartments. Each apartment is exceptionally finished to a high specification and comes with fully integrated kitchens, to include washing machines/dryers, hob and oven, fridge and freezers, with the two-bedroom apartments offering integrated dishwashers, parking and electric chargers. All the apartments also come with bicycle and private pod storage facilities and apartments 5 and 6 benefit from solar panels. The design and layout of all the apartments offers a light and airy bespoke living space, with impressive bathroom suites, kitchens and decor throughout. This desirable development is ideal for anyone looking for urban living within the heart of Alton town.



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: 1048599



## 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**

- Newly converted contemporary apartment
- Two double bedrooms/one with integral storage
- Open plan 'hub of the home'
- Fully integrated kitchen/dining/sitting room
- Generous inner hallway with integral storage
- Family bathroom
- Solar panels
- Private Parking
- Electric charger, bike/bin and pod storage
- 10 year build warrantee

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: TBC

### **GUIDE PRICE**

Asking Price £275,000

### **TENURE**

Leasehold

Unexpired Years: TBC

Annual Ground Rent: TBC

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service Charge: TBC

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