



Lansdowne Court, Anstey Road, Alton, Hampshire, GU34 2TH

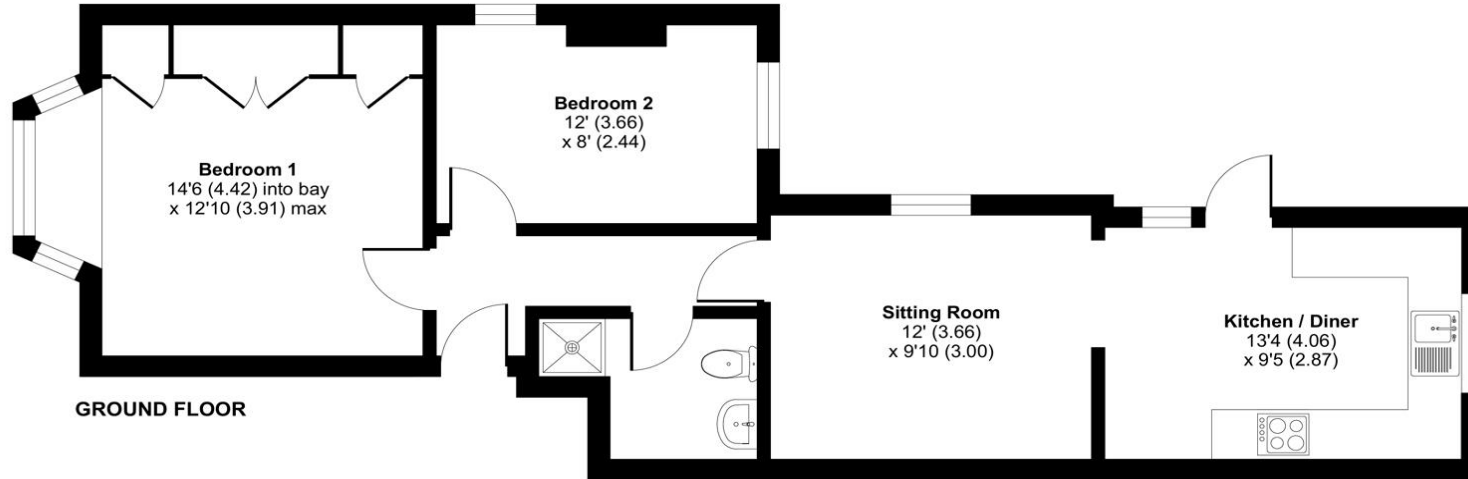


ACCOMMODATION

Indulge in the perfect blend of historic charm and modern comfort. This contemporary, ground floor two bedroom apartment has a Scandinavian vibe, with high ceilings and white walls, creating a harmonious and inviting atmosphere that feels both modern and cosy. Ideally located within Alton town and only a short stroll to Waitrose, the mainline station to Waterloo, all amenities, parks and cafes. This stylish property comes to market offering an entrance hallway, a well-appointed kitchen/breakfast room leading into the open plan sitting area, bedroom two/study, the principal bedroom with an array of integrated storage and an impressive bay window with a unique window seat, ideal for relaxing with a book and watching the world go by. Finally, the modern family shower room completes the accommodation of this impressive apartment. Externally, leading from the kitchen is a wrap-around low maintenance communal garden, ideal for al fresco socializing in the summer months, along with private parking and a garage in a block. This magnificent, graciously appointed home is definitely one property not to be missed and early viewing is highly recommended.

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(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: 1052748



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

- Ground floor apartment
- Alton town location
- Two bedrooms
- Kitchen/breakfast room
- Family shower room
- Sitting room
- Communal gardens
- Private parking
- Garage in a block

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band C

GUIDE PRICE

Asking Price £205,000

TENURE

Leasehold with a share of Freehold

Unexpired Years: 987

Annual Ground Rent: £N/A

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,526.60

Sinking Fund Contribution: £900

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