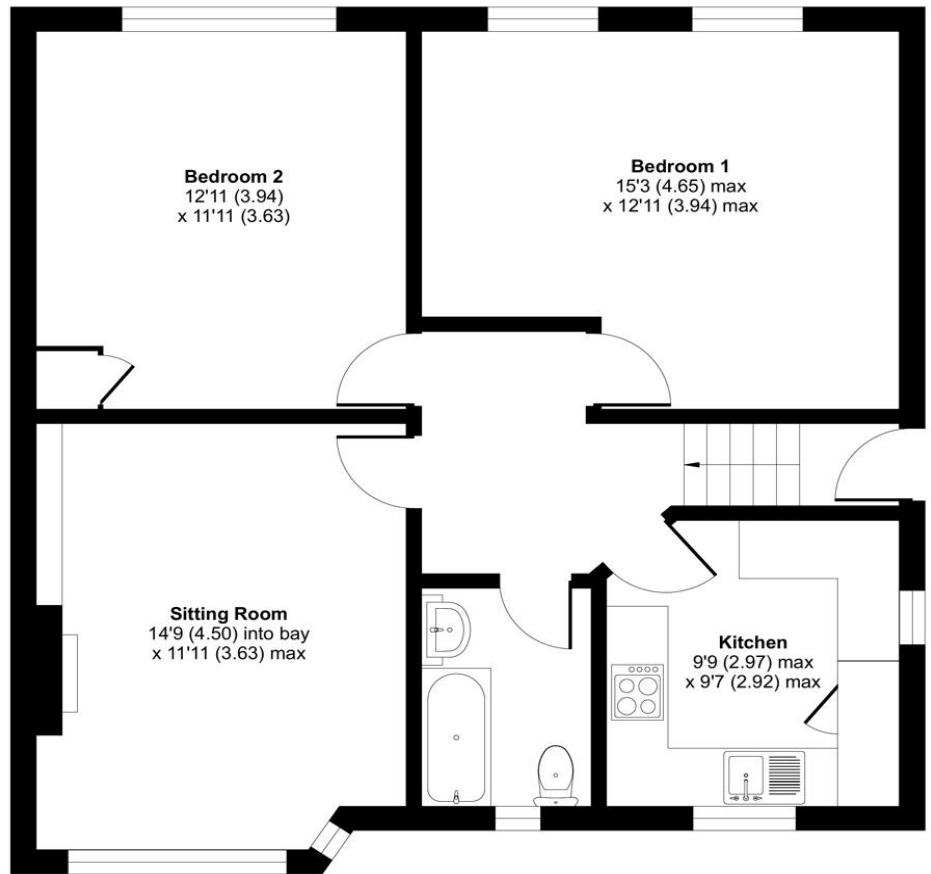






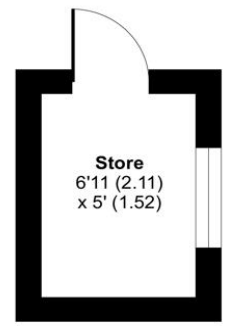
ACCOMMODATION

Welcome to your future home, a stunning and generously spaced, first-floor maisonette boasting a prime location within the market town of Alton. This desirable property is beyond compare and is only a short stroll to all amenities, mainline station to Waterloo, parks and cafes. It comes to the market offering a generous central lobby area with all the rooms leading off. It includes a stylish sitting room with a feature fireplace and built-in bespoke shelving, the part-integrated kitchen with a walk-in larder, a family bathroom and two spacious double bedrooms, one of which is currently being utilised as an exquisite dining room. Externally, there is a private storage shed and secure gated access leading you into your own private, low-maintenance garden that offers a perfect backdrop for al fresco socialising, gardening or simply unwinding in the fresh air. There is also access through the garden to your private parking area that offers parking for two vehicles. Encapsulate and elevate your lifestyle with this exceptional property offering tasteful design and decor throughout. Don't miss out on the chance to make this spacious and well-appointed maisonette your own. Early viewing is highly recommended.



FIRST FLOOR

Approximate Area = 761 sq ft / 70.7 sq m
 Outbuilding = 35 sq ft / 3.3 sq m
 Total = 796 sq ft / 73.9 sq m
 For identification only - Not to scale



OUTBUILDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1059369



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 a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- Exquisite first-floor maisonette
- Two double bedrooms
- Family bathroom
- Part integrated kitchen
- Spacious sitting room
- Private off-road parking
- Garden with storage
- Sought after location
- Walkable to Alton town, parks and cafés

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: B

ASKING PRICE

£270,000

TENURE

Leasehold
Unexpired Years: 89
Annual Ground Rent: £10.00
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £107.10 (approx.)
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.