

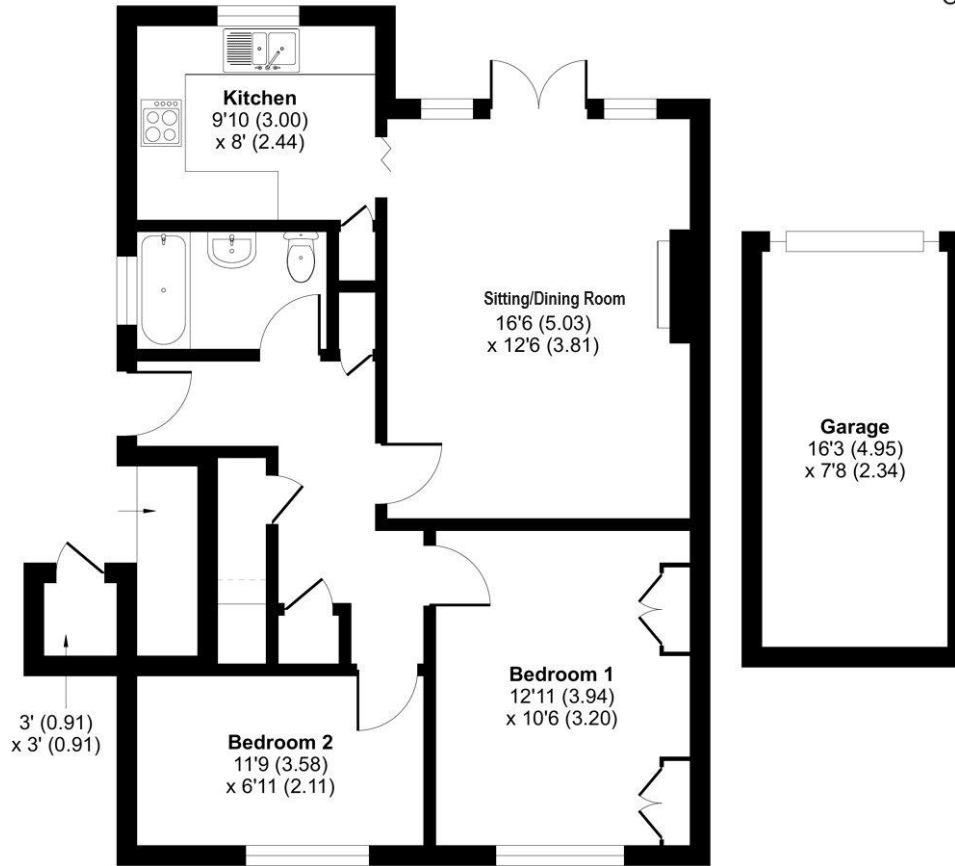


Merlin Court, Merlin Road, Four Marks, Alton, Hampshire, GU34 5DD



ACCOMMODATION

Ideally situated within the sought after village of Four Marks, this spacious two bedroom maisonette offers proximity to essential amenities, schools, parks, country walks and excellent transport links. Enjoy the luxury of the spacious interior with the open plan living space of the sitting/dining room, ideal for family gatherings and formal entertaining, with French doors leading out to the garden terrace and the South facing garden beyond. The fully equipped kitchen boasts ample counter space ideal for preparing meals and entertaining guests. The two generously sized double bedrooms offer an abundance of natural light enhancing the airy atmosphere of this impressive home, with the principal suite offering an array of integrated storage. Off of the central entrance hallway there are three large integrated storage cupboards and the family bathroom with bathtub and shower over. Externally, to the front of the property is private parking and a detached garage in a block, with secure gated access leading in to the South facing garden with a large terrace area ideal for al fresco socialising in the summer months. This desirable property is unarguably positioned and not only offers comfort and style but is nestled within a quiet sought after location with country walks straight from you own front door.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1068199



Approximate Area = 691 sq ft / 64.2 sq m
 Garage = 125 sq ft / 11.6 sq m
 Outbuilding = 9 sq ft / 0.8 sq m
 Total = 825 sq ft / 76.6 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		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The charming village of Four Marks is nestled in the quintessential English countryside, surrounded by an area of outstanding natural beauty, right on the edge of the rolling Downs and with a backdrop of ancient woodland, there are miles of bridleways to be explored. The village has a good range of facilities including a primary school and Church. The pretty Georgian market town of Alton is just 6 miles away, offering an exciting mix of bars and restaurants and larger high street shops, including Waitrose and Sainsburys, together with a wealth of independent shops, salons and boutiques. The glorious steam engines of the Watercress Line connect with Alton's train station.



SPECIFICATION

- Ground floor maisonette
- Sought after village location
- Two double bedrooms
- Generous sitting/dining room
- Kitchen
- Family bathroom
- Private parking
- Garage
- Large South facing garden

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band C

GUIDE PRICE

Asking Price £240,000

TENURE

Leasehold

Unexpired Years: 144 years

Annual Ground Rent: £110

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,000

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