



Winstreet Close, Alton, Hampshire, GU34 1FR



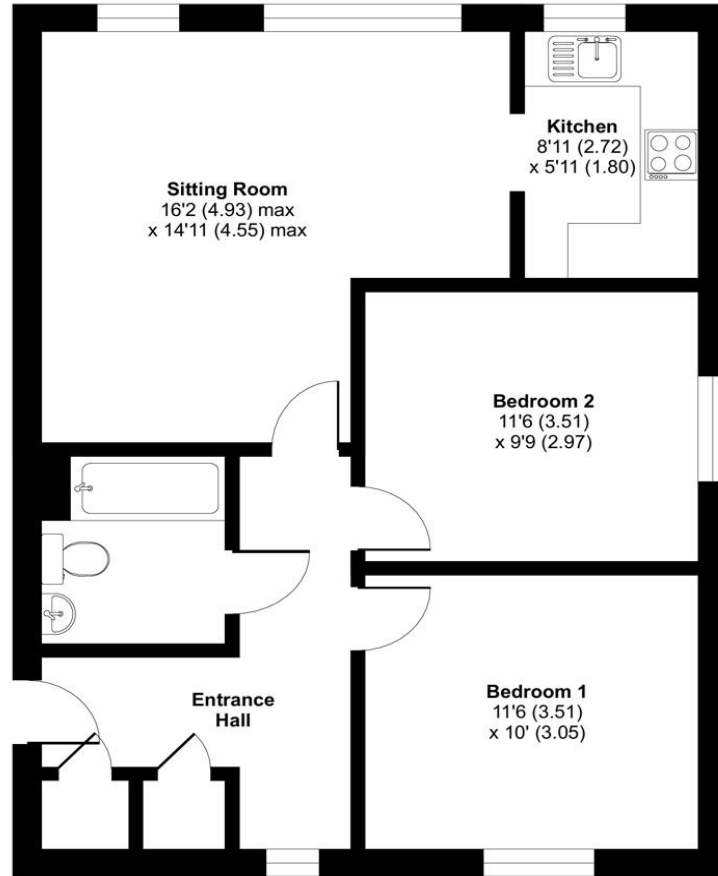
ACCOMMODATION

Introducing this modern and spacious first-floor apartment located in the South of Alton town. Boasting two bedrooms, this property offers a comfortable and convenient living space for individuals or small families. Upon entering the entrance hall, a useful utility and coat cupboard provides convenient additional storage space. The end of the hallway leads to the light-filled open-plan living area, perfect for relaxation and entertaining guests. The well-appointed separate kitchen features several base and eye-level units, in addition to the built-in oven/hob and extractor fan. Both bedrooms are generously sized doubles and are served by the modern bathroom, complete with a bathtub and overhead shower. Residents will appreciate the convenience of allocated parking, as well as a handy bin store, bicycle storage area and intercom entry system. The property is ideally situated near Alton Community Hospital, with an array of amenities, shops, and restaurants just a short trip away in the town centre. Don't miss out on this fantastic opportunity to own a modern and spacious apartment in a highly sought-after location.



Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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). © nlshecom 2024. Produced for Charters Estate Agents Limited. REF: 1071623



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

- First-floor apartment
- Large open-plan sitting room
- Separate kitchen
- Two well-proportioned double bedrooms
- Modern bathroom
- Allocated parking
- Bin store and intercom entry
- Less than 5 minutes-drive to town centre

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: B

ASKING PRICE

£225,000

TENURE

Leasehold

Unexpired Years: 112

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1464 (approx.)

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