



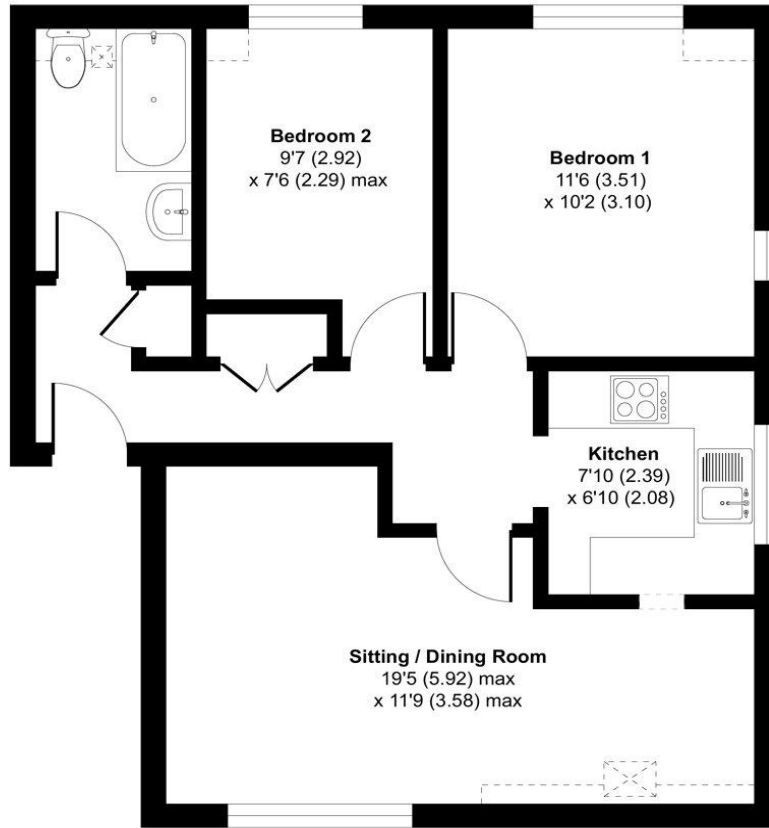
Flat 6, Kingdons Mews, Vicarage Hill, Alton, Hampshire, GU34 1BW



ACCOMMODATION

*** Shared Ownership - speak to Charters for further information***

Introducing a modern apartment boasting two bedrooms, located in a desirable area close to Alton town centre, within walking distance to the High Street, train station and Waitrose. The interior is thoughtfully laid out, providing an open-plan sitting and dining room with a well-appointed kitchen, perfect for entertaining guests. The bedrooms are generously sized and offer room for freestanding wardrobes. The apartment also benefits from resident parking, ensuring convenience for residents and their visitors. Situated in a sought-after location, residents will enjoy easy access to local amenities, including shops, restaurants, and recreational facilities, with excellent transport links nearby. This apartment is ideal for professionals or couples looking for a modern and comfortable living space. Viewing is highly recommended to appreciate all that this property has to offer.



SECOND FLOOR

Approximate Area = 576 sq ft / 53.5 sq m
 Limited Use Area(s) = 16 sq ft / 1.4 sq m
 Total = 592 sq ft / 54.9 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1073828



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 and 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

- Modern two-bedroom apartment
- Close to Alton town centre and mainline railway station
- Open-plan sitting/dining room
- Fitted kitchen
- Built-in storage
- Residents parking for two cars

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band - B

ASKING PRICE

£95,000

TENURE

Leasehold

Length of lease - 99 years

No of years remaining - 69

Monthly rent for the remaining share - £381.66

Annual ground rent - £3753.96

Frequency of increase and % increase - tbc

Annual service charge - £825.96

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