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Garstons Way, Holybourne, Alton, Hampshire, GU34 4BL

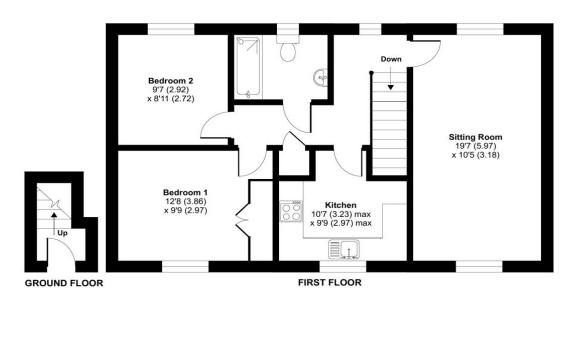


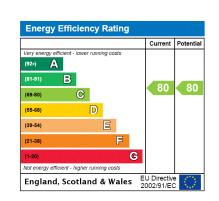
ACCOMMODATION

This beautifully presented two-bedroom maisonette offers a lifestyle of comfort, convenience and elegance. This meticulously maintained and beautifully presented home exudes elegance and charm at every turn and is ideally situated within the sought after village of Holybourne. Only a short stroll to the mainline station to Waterloo, Waitrose, all amenities, parks, cafes and country walks straight from your front door, this is one property not to be missed. This contemporary home comes to the market offering an entrance lobby ideal for storing coats and shoes, with stairs leading up to the landing area and generously proportioned accommodation, to include an open plan, dual aspect sitting/dining room bathed in natural light, this inviting space offers ample room for both relaxation and social gatherings. The well-appointed, part integrated kitchen has been thoughtfully designed to combine space, ample storage and modern appliances. There are two generously sized double bedrooms offering a peaceful retreat with serene decor. The family bathroom displays a bathtub and shower over. Externally, you will find a large storage cupboard, great for bicycles and sports gear, with two private parking spaces and a wild garden green area with mature trees creating the perfect view to the front of this superb home. Early viewing is highly recommended.

Approximate Area = 709 sq ft / 65.9 sq m For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1091505



SITUATION

Holybourne is a desirable village situated on the eastern side of Alton and has a post office/stores, village pub and well regarded primary and secondary schools. The nearby town of Alton has a varied range of shopping and recreational facilities as well as a mainline railway station (London Waterloo) and sports complex with a swimming pool. It is approximately a 10 minute drive from the popular market town of Farnham. Alton itself offers nearby amenities and services and benefits from direct rail links to London.







SPECIFICATION

- Modern maisonette
- Sought after village location
- Two double bedrooms
- Family bathroom
- Part integrated kitchen
- Dual aspect open plan sitting/dining room
- Private parking for two vehicles
- Private lockable storage
- Walkable to the mainline station to Waterloo

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band – C

ASKING PRICE £114,000 (Shared ownership)

TENURE

Tenure Shared Ownership 114 years remaining Monthly rent for the remaining share £405.71 Security Deposit for the remaining share £5,720 Ground Rent - Nil Service Charge £50.52 per month

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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