



Lapwing Way, Four Marks, Alton, Hampshire, GU34 5FD

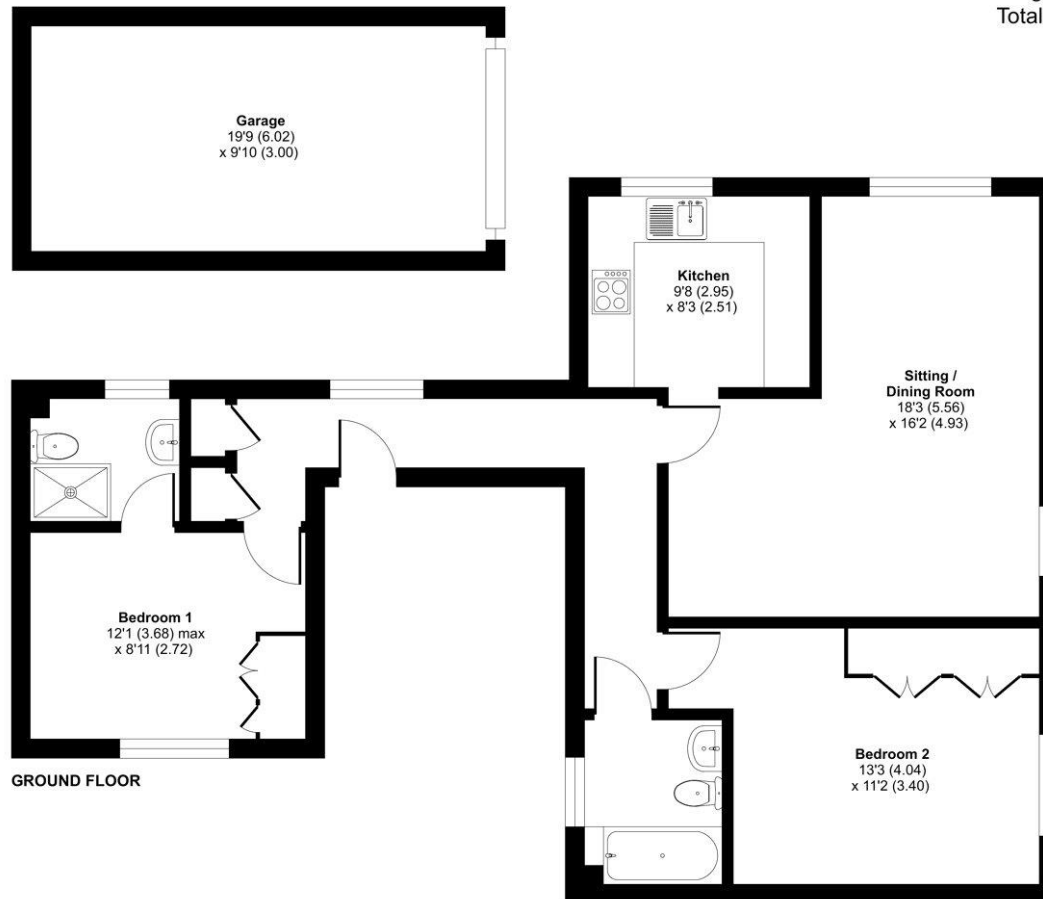


## ACCOMMODATION

Situated within the sought-after village of Four Marks, this two-bedroom apartment offers the best of both worlds, a tranquil setting with easy access to urban amenities and major commuter/bus routes and the renowned recreational ground only a short stroll away, along with country walks straight from your own front door. This beautifully appointed apartment offers not just a place to live but a lifestyle to embrace. Step inside this light and modern living space and open plan kitchen, dining and sitting room, bathed in natural light from the dual aspect windows, this versatile space is perfect for entertaining guests or simply relaxing after a busy day. Retreat to the privacy of your principal bedroom, complete with integrated storage and an en-suite shower for added convenience. The second bedroom also features integrated storage and is perfect for guests and family. There is also a well-appointed family bathroom with a bathtub and space for freestanding storage. This stunning apartment also offers an array of additional storage solutions, thoughtfully incorporated throughout the property. Externally, there is a well-maintained garden, with a lawn area and mature seasonal planting, along with an external storage cupboard ideal for storing gardening equipment. The private garage is of a good size providing additional storage. The apartment also benefits from private parking and additional visitor parking. Don't miss out on the opportunity to make this beautiful apartment your own. Whether you're seeking a peaceful retreat or a contemporary space to call your own, then this property ticks all the boxes. Early viewing is highly recommended.



Approximate Area = 808 sq ft / 75 sq m  
Garage = 195 sq ft / 18.1 sq m  
Total = 1003 sq ft / 93.1 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	80	80
(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: 1100116



## SITUATION

The charming village of Four Marks is nestled in the quintessential English countryside, surrounded by an area of outstanding natural beauty. Four Marks provides for all your everyday essentials with a Marks and Spencer, Tesco, pharmacy and bakery in the local parade of shops. The pretty market town of Alton is just 4 miles away offering an exciting mix of bars, restaurants and larger high street stores.



#### **SPECIFICATION**

- First-floor apartment
- Two double bedrooms
- Family bathroom
- En-suite shower room
- Open plan kitchen/dining room
- Sitting room
- Garden
- Private parking and visitor parking
- Garage
- NO FORWARD CHAIN

#### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: C

#### **GUIDE PRICE**

Guide Price £320,000

#### **TENURE**

Leasehold

Unexpired Years: 141

Annual Ground Rent: £500

Ground Rent Increase: 0%

Ground Rent Review Period: N/A

Annual Service: £646.44

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