



Guinness Court, Harp Avenue, Alton, Hampshire, GU34 1US





## **SPECIFICATION**

- First floor apartment
- Two double bedrooms
- En-suite shower room
- Communal gardens
- Two allocated parking spaces

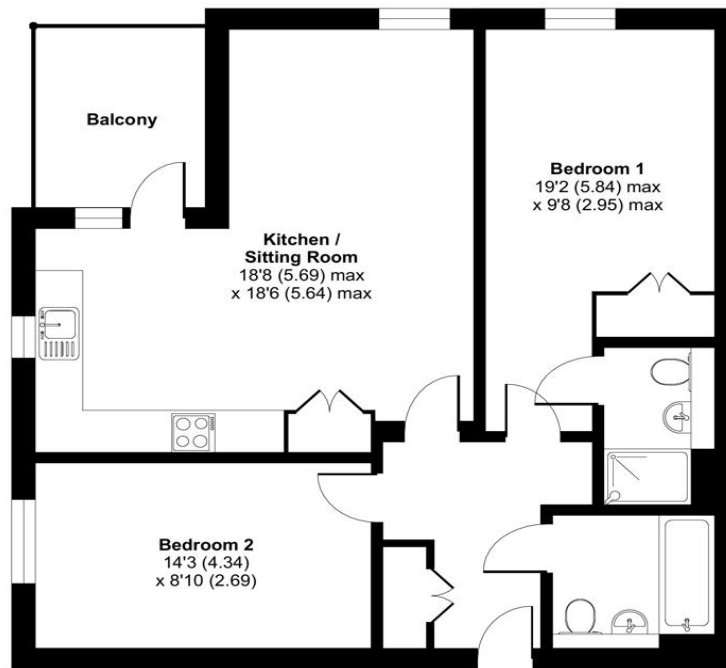
## **ACCOMMODATION**

Charters are delighted to present this brand new, stunning first floor apartment situated in the beautiful Rivermead Development, just a stones throw from Alton town centre, all it's amenities and the train station with direct links to Waterloo. This property has beautiful finishing touches, unexpected flourishes and innovative features and allows energy-efficient and low maintenance living. The apartment features a double aspect open plan living, dining and kitchen area including integrated Bosch single oven, 4 burner induction hob and stainless-steel extractor hood plus Indesit integrated fridge freezer and dishwasher. This area is finished off beautifully with Amtico flooring throughout and the addition of outdoor space on the balcony. There is a spacious principal bedroom with ensuite shower room fitted with Roca sanitaryware, vado taps and shower, and Porcelanosa tiling. There is a second, good sized double bedroom and a full family bathroom, once again with white Roca sanitaryware. The property comes complete with communal gardens and allocated parking for two cars.



Approximate Area = 766 sq ft / 71.2 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	86	86
(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	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charters Estate Agents Limited. REF: 1236323



## 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.

## LOCAL AUTHORITY

East Hampshire District Council  
Council Tax Band NA  
Minimum Term 12 Months

## £1,550 PER MONTH

Security Deposit £1788.46 (based on advertised rental price)  
Holding Deposit £357.69 (based on advertised rental price)



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