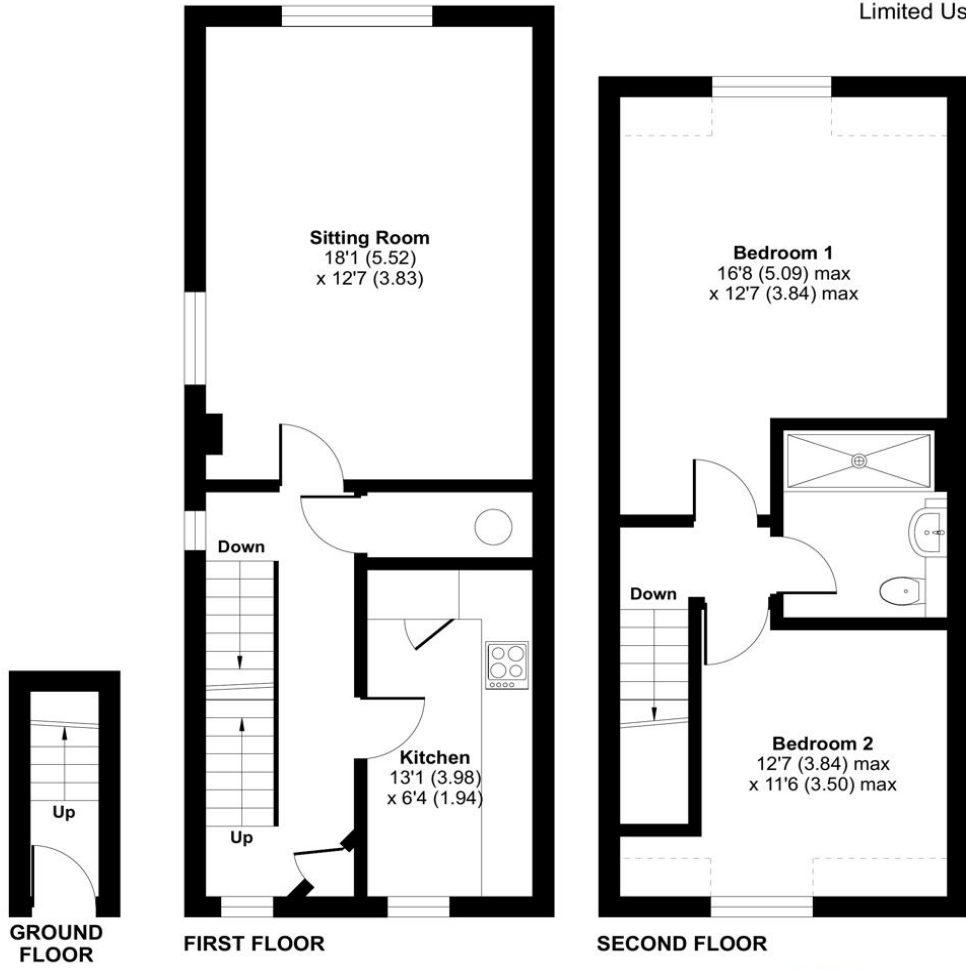






ACCOMMODATION

This beautifully presented two-bedroom duplex apartment enjoys a prime location with breathtaking views over Kings Pond and is just a short walk to the train station and town centre. Set over two floors, this elegant home offers stylish living in a highly sought-after setting. The 18'1 sitting room is a standout feature, boasting a dual aspect, exposed flooring, and plantation shutters that flow seamlessly throughout the home. The modern kitchen is equally impressive, featuring integrated BOSCH appliances, a fold-out breakfast bar, and captivating views of the lake. Upstairs, both bedrooms are of fantastic proportions, with the principal bedroom extending to 16'8. A beautifully finished shower room completes the accommodation. Recent enhancements, including a contemporary glass and wood staircase and smooth plastered ceilings, add to the home's sophisticated feel. Externally, the property benefits from a dedicated parking space plus visitor parking. The well-maintained communal gardens provide a serene retreat, with the raised sun terrace offering an ideal spot to unwind while enjoying the tranquil surroundings. A rare opportunity to acquire a stunning home in an enviable location—early viewing is highly recommended.



Approximate Area = 835 sq ft / 77.6 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 861 sq ft / 80 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	69	75
(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.

SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops and independent restaurants. You will also find excellent road links with the A31 for Farnham, Guildford and Winchester. 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Charters Estate Agents Limited, REF: 1266332



SPECIFICATION

- Breathtaking views over Kings Pond
- Short walk to train station & town centre
- Beautifully presented throughout
- Spacious 18'1 dual-aspect sitting room
- Elegant kitchen with integrated appliances & lake views
- Two generous bedrooms, principal 16'8
- Stunning shower room & stylish updates
- Dedicated parking + visitor parking
- Well-kept communal gardens & sun terrace

LOCAL AUTHORITY

East Hampshire District
Council Tax Band C

ASKING PRICE £290,000

TENURE

Leasehold

Unexpired Years: 153

Annual Ground Rent: N/A

Ground Rent Increase: TBC

Ground Rent Review Period: Annually

Annual Service: £4,394.14

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