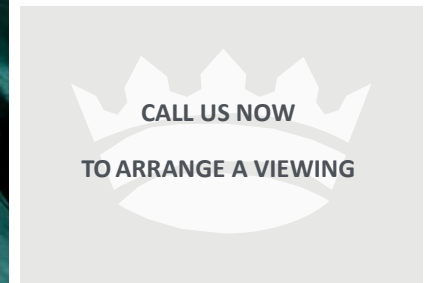




Poppy Court, Clover Grove, Alton, Hampshire, GU34 1TQ



SPECIFICATION

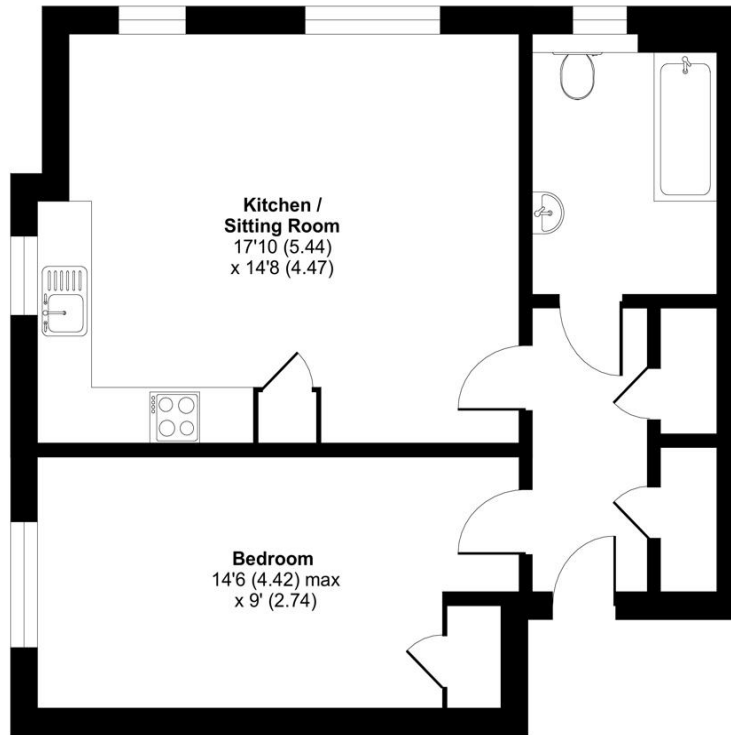
• Modern & Spacious Apartment • Offered Furnished • Open-Plan Living Area • Large Bedroom with Views • Gas central heating • Available Immediately

ACCOMMODATION

Located in the sought-after Selbourne Park development this contemporary, stylish, light and spacious, first floor apartment is close to local amenities and available immediately. The property comes tastefully furnished with beautiful lighting throughout. Built just over two years ago, you enter this neutrally decorated apartment into a wide entrance hall with fabulous storage consisting of a roomy airing cupboard and additional cupboard. To the left is the extremely spacious bedroom with views over fields, a fitted wardrobe, bed and bedside tables. Further down the hallway you enter into a spacious, open-plan, dual-aspect lounge/diner which is a perfect area for both relaxation and entertaining. The modern kitchen is fully equipped with top-of-the-range appliances, including a gas hob, washing machine and fridge-freezer. The spacious bathroom consists of full bath and over-bath shower. The property has gas central heating and one allocated parking space.

Approximate Area = 567 sq ft / 52.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Charters Estate Agents Limited. REF: 1262987



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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.

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, 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. The property is close to Kings Pond, which is a three minute walk, and the town centre and railway station being only a short walk away.

LOCAL AUTHORITY

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

£1,295 PER MONTH

Security Deposit £1,494.20 (based on advertised rental price)
Holding Deposit £298.85 (based on advertised rental price)



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