

Town Centre Duplex apartment

1 Loes Alley, Rear of 60 High Street, Alton, Hampshire, GU34 1ET

| Price £265,000

wpr



Town Centre Duplex Apartment

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Alton, Hampshire GU34 1ET

Price £265,000 Leasehold

- Heart of Alton town centre
- Market Square nearby
- Alton Station (Waterloo line)
- Access Basingstoke, Farnham, Guildford & Winchester

An interesting first and ground floor 2 double bedroom apartment in the heart of the town with a garage and large ground floor studio area

- 2 double bedrooms
- White bathroom suite
- Open plan kitchen living room
- Garage & studio
- Cloakroom & utility
- Communal hall & landing

DESCRIPTION

The opportunity to acquire a unique property. The ground floor currently affords a communal hallway and stairs leading to the first floor and doorway feeding the inner hall giving access to the cloakroom, kitchenette studio room and garage. The first floor presents an entrance hallway, two double bedrooms, bathroom and living room with open plan kitchen. The property also has access and use of the central communal rooftop courtyard available to only the three other individual apartments. The property has a gas heating system with radiators and a Vaillant gas combination boiler.



LOCATION

Centrally set in the country town of Alton at the head of the Wey Valley, the apartment arguably could not be any closer to the town's facilities within the Conservation Area of the High Street, yet set away from the hustle and bustle with a greater degree of privacy. There are family and national shops such as Sainsbury's, M&S, Lidl, Aldi, Iceland and Boots, open air weekly and specialist/farmers market events, inns, restaurants and hotels, a library, cultural facilities and fitness clubs. Alton also has a further education college, a sports centre, 2 outlying golf courses, a retail park and a Waitrose store beside the station with its direct commuter rail link to Waterloo (minimum journey time 67 minutes). An interesting network of town footpaths also lead to the surrounding rolling countryside.

LEASE DETAILS

The apartment will be sold with the benefit of a new 150 Lease from 2016 with a current ground rent payable of £150 per annum. Service charge to include buildings insurance - please apply for further details.

N.B.

For information about current and expected rental Figures. Please apply to Warren Powell-Richards, Alton office.

DIRECTIONS

From our Alton office at 78 High Street, GU34 1EN, proceed on foot along the High Street and Loes Alley will be found on the left directly before Caffé Nero. The entrance to the property is the 2nd door on the right hand side of the alley.

SERVICES

All mains services.

COUNCIL TAX

Band B - East Hampshire District Council.



78 High Street, Alton, Hampshire, GU34 1EN
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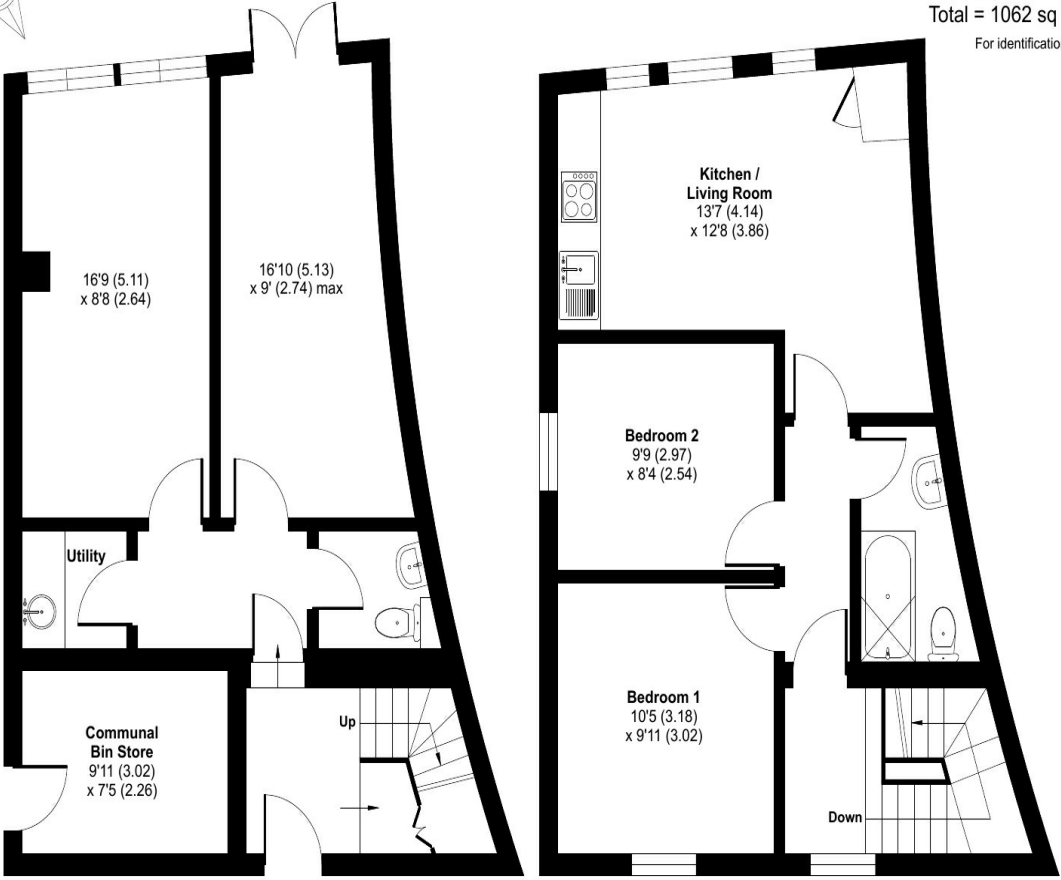
VIEWING

Strictly by prior appointment with Warren Powell-Richards



High Street, Alton, GU34

Approximate Area = 995 sq ft / 92.4 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1062 sq ft / 98.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		70	73
England, Scotland & Wales			

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.