

8 Stratford House

Draymans Way, Alton, Hampshire, GU34 1AU

Price £225,000

wpr



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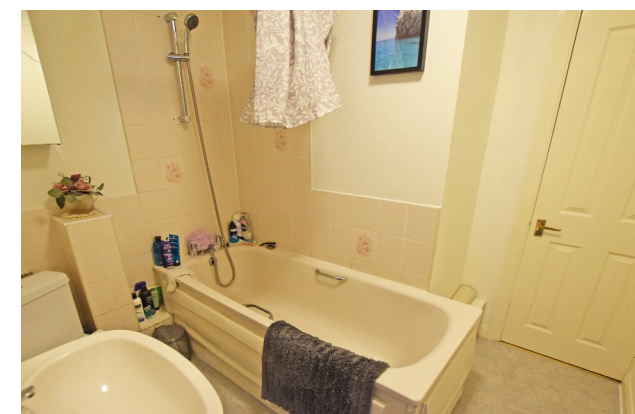
- High Street 0.2 mile
- Maltings nearby
- Alton Station 0.7 mile (less on foot)
- Waterloo min. 67 minutes

A well presented two bedroom first floor apartment located in the heart of the town with secure undercroft parking.

- 2 bedrooms
- White bathroom suite
- Good size living room
- Fitted kitchen
- Lower & upper reception halls
- Communal patio
- Chain-free sale

DESCRIPTION

The building was constructed in 1996 by well regarded local developers Hollybourne Developments. The property is well positioned allowing access to all the local town centre amenities. All the windows have been upgraded to uPVC units which in turn has now reduced the monthly service charge. The spacious accommodation comprises; entrance hall, large living/dining room, kitchen, two double bedrooms and bathroom. In addition there is allocated parking in the car park beneath with electric metal security gates. There are some communal patio areas.



LOCATION

Stratford House is handily placed for not only the town centre but also the station via shortcut footpaths. Nearby Windmill Hill has country walks leading to the South Downs National Park with Worldham golf course lying just to the South of Alton. The individual and multiple High Street shops are complemented by Waitrose, M&S, Sainsbury's and Aldi stores with the town retaining weekly and specialist open air market events, historic celebrations such as the annual Victorian Cricket Match and a museum, library and gallery. There are primary schools, two senior schools, Alton School (ex-Convent) and Alton College for further education. Churches, fitness and dance studios, bars and restaurants and a sports centre further complement the town's facilities.

DIRECTIONS

From the M&S Foodhall at the Western end of High Street, Alton, proceed along Drayman's Way, the town's inner relief road travelling ahead at the Sainsbury's mini-roundabout. Stratford House can be found on the left hand side.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

All mains services

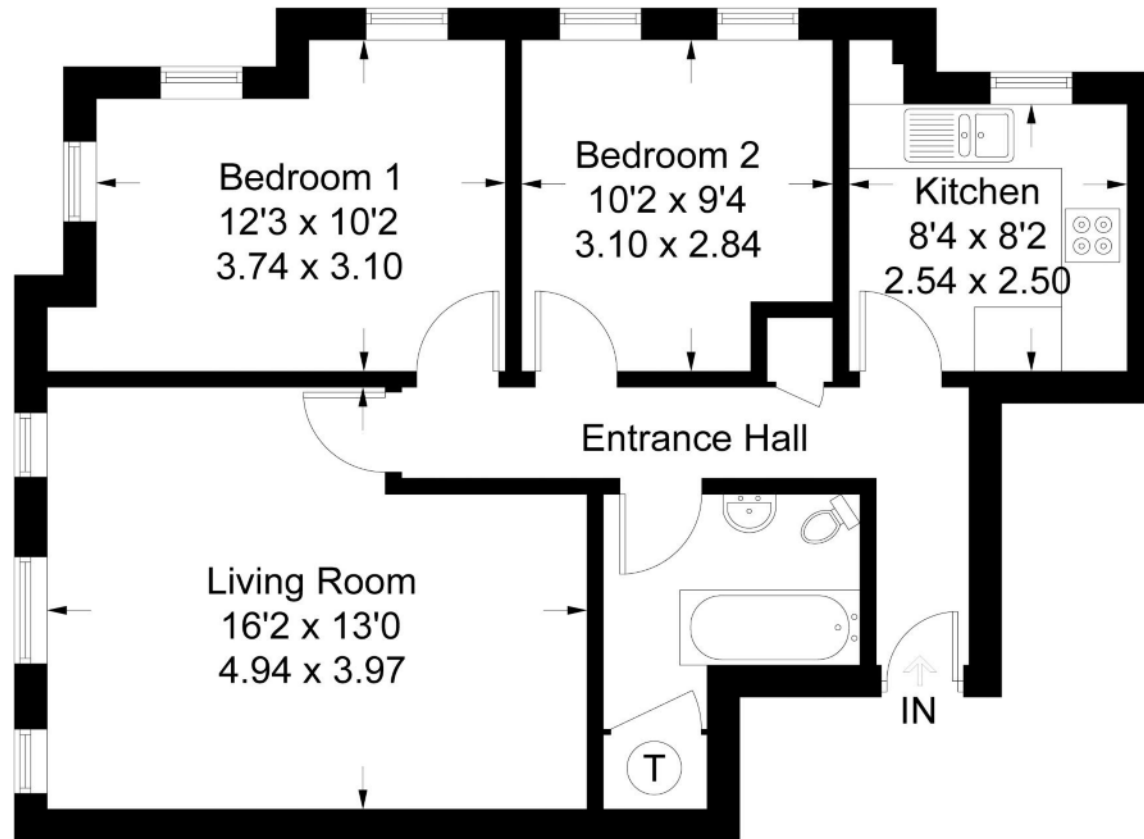


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Approximate Gross Internal Area = 633 sq ft / 58.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID223271)

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92+) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| 71 | 79 |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

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

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