

75 Mount Pleasant Road

Alton, Hampshire, GU34 2RP

Price £239,950

wpr



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Price £239,950 Share of Freehold

- High Street 0.2 mile
- Windmill Hill nearby
- Watercress Line adjacent
- Alton Station 1 mile

Set back in a non-estate position, a completely refurbished 1996 built 2 bedroom ground floor apartment with the benefit of a directly adjoining private courtyard garden leading to 2 car parking spaces.

- Living room
- New Kitchen & central hall
- New Shower room
- Access via communal hall or garden
- Chain-free sale

DESCRIPTION

This detached two and a half storey block consists of just 4 individually designed apartments set back from a much favoured residential road leading to the town centre, the apartment is the only one on the ground floor and enjoys both front and rear outlooks with a half glazed door in the living room leading directly to the triangular shaped private courtyard. This also has a gate directly to the two adjoining car park spaces. Additional characteristics include the wood effect floors, laundry cupboard, double glazed windows, new electric heating (Dimplex Quantum in living room) - lot 20 compliant. The kitchen enjoys a side aspect and is integrated with an electric hob and oven whilst the refitted shower room has a side window.



LOCATION

Within just a 0.2 mile walk to the High Street, the apartment building sits high above the Wey Valley towards the end of Mount Pleasant Road, which has a wide aged range of property types and culminates in a no-through road with a path leading to the countryside of Windmill Hill. The locality provides High Street shops, an M&S Foodhall, Sainsbury's store, churches, several inns, a sports shop, fitness studio and, of course, the Mid Hants Steam Railway. Celebrated for its English Civil War, Jane Austen and brewing history with more recent accreditation as a walker friendly town, Alton also has weekly and farmers market events, primary and senior schools, Alton School, HSDC Alton College, a library, international restaurants and hotels, and recreational facilities with the leisure centre, cricket ground and 2 golf courses on the outskirts. An adjacent footpath leads towards the station (Waterloo Line) with Waitrose, Aldi and Wickes stores just beyond.

DIRECTIONS

From the M&S Foodhall at the south western end of High Street, Alton, proceed a short way towards Butts Road (Winchester direction) and turn 1st left before The George Inn onto Mount Pleasant Road. Continue up the hill where the property is found on the left hand side directly before the Watercress Line railway bridge.

COUNCIL TAX

Band C - East Hampshire District Council
01730 266551 www.easthants.gov.uk

SERVICES

Mains water, electricity and drainage.

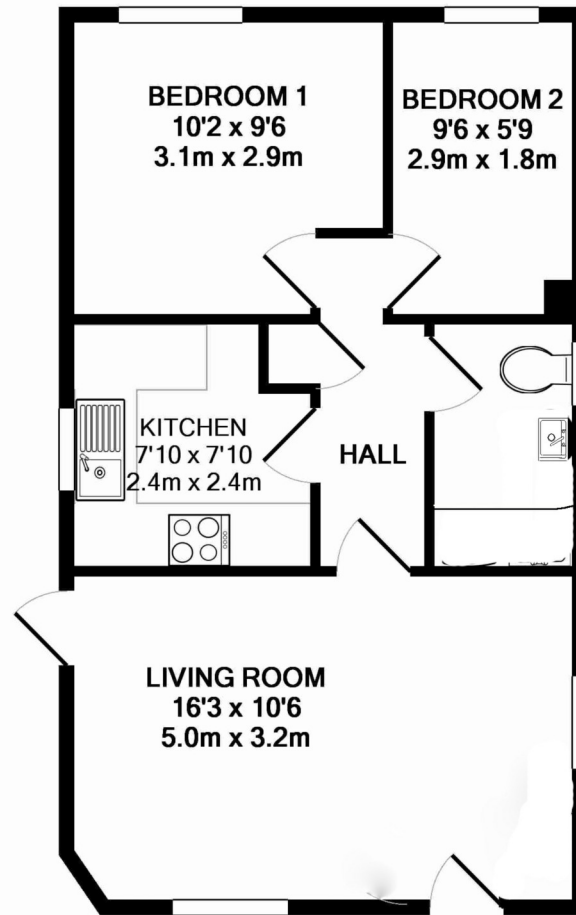


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





TOTAL APPROX. FLOOR AREA 451 SQ.FT. (41.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	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			
		74	76

England & Wales EU Directive 2002/91/EC

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