

warren
powell-richards

6 Pine Court | £180,000

Lymington Bottom, Four Marks, Alton, Hampshire, GU34 5DP



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Lymington Bottom, Four Marks, Alton, Hants, GU34 5DP

Price £180,000 Leasehold

- Shopping centre 1 mile
- Alton 5.5 miles
- Alresford 6 miles
- Winchester 12 miles

A distinctive 2004 built first floor
2 bedroom retirement
bungalow within sweeping
lawned communal gardens

- Sitting/dining room with doors to patio
- Fitted kitchen
- Bathroom
- Reception hall
- Communal grounds
- Residents lounge & car parking

DESCRIPTION

Benefitting from views over the gardens and grounds to neighbouring countryside, this well presented property is situated in a retirement development within the grounds of Belford House. The accommodation includes two bedrooms, a bathroom, spacious sitting/dining room with door to the gardens and fitted kitchen. Residents benefit from a communal lounge area.



LOCATION

Lymington Bottom is a sought after semi-rural area to the South of Four Marks village centre and consists of properties of varying ages, designs and sizes with Pine Court a retirement complex of 10 apartments being adjacent to Belford House Residential Care Home. To the South lies open countryside, whilst the village also has a landscaped shopping centre with a Co-op, Tesco Express, and M&S garage outlet, churches, village hall, doctors surgery, a golf course, bus services and the Watercress Steam Railway Line. Jane Austen connected Alton, an old market town, lies within 5.5 miles providing major shops including Sainsbury's, M&S, Waitrose, Boots and Iceland, a station (Waterloo line), Alton College, and a sports centre. A splendid Broad Street, restaurants and riverside walks beside the Itchen are available in the refined neighbouring small town of Alresford.

DIRECTIONS

From Alton take the A31 towards Winchester. Upon entering Four Marks, continue on the main road passing the shops on the left. At the bottom of the hill, turn left towards East Tisted on to Lymington Bottom. After 0.6 mile, on the right handed bend, turn left into Belford House where Pine Court is directly beyond the care home.

NB

1. Leasehold Tenure on 125 year Lease from 2004. Please apply for service charge details.
2. Photographs may also show communal facilities and grounds.

COUNCIL TAX

East Hampshire District Council - Council Tax Band C.

SERVICES

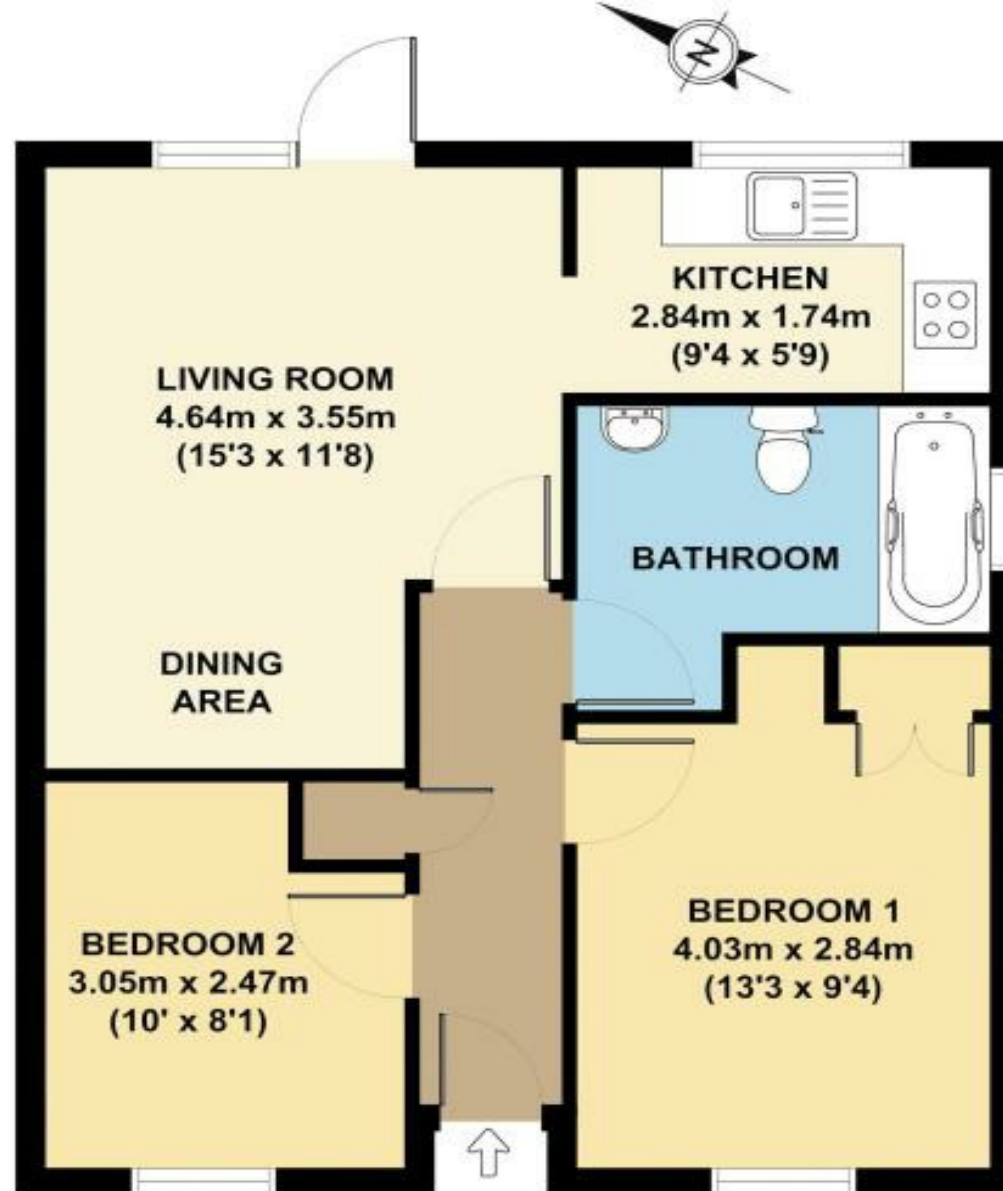
All mains services.



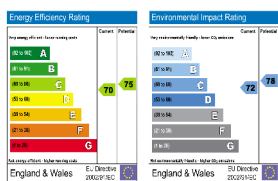
78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

VIEWING
Strictly by appointment with Warren Powell-Richards





FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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