

warren
powell-richards

47 York Mews | Price £249,950

Alton, Hampshire, GU34 1JD



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Price £249,950 Share of Freehold

- Station & Waitrose within 0.35 mile
- Local shops
- High Street within 0.4 mile
- Kings Pond & Watercress line nearby

A well presented and privately located 2 double bedroom top floor apartment in a prestigious Regency style 1980's development benefiting from an allocated parking space, uPVC double glazing and landscaped communal gardens. Offered to the market with no onward chain.

- Double aspect living/dining room
- Contemporary Kitchen
- 3 piece family bathroom
- Reception hall with storage cupboards
- Allocated parking space
- Chain-free sale

DESCRIPTION

Tucked away in the premium development of York Mews, the property enjoys natural light in all the rooms which are independently accessed from the reception hall with its own storage cupboards. The well proportioned living/dining room further benefits from it's dual aspect giving it a light and airy feel. Further characteristics include; a 3 piece chrome family bathroom, contemporary kitchen and 2 double bedrooms. This property is offered to the market with no onward chain.



LOCATION

York Mews lies between the town centre and the station, the apartment being on the South Easterly side of this private development, a no-through road, which consists of apartments of varying designs and sizes together with five town houses. The development has extensive tree studded communal gardens which adjoin the grounds of Alton House Hotel with the novelty of the Watercress Steam Railway Line forming the Southerly perimeter. The neighbourhood also has local shops on Normandy Street, Kings Pond, churches (St Lawrence and St Mary's RC), a cinema, a real ale inn, and doctors and dentists surgeries. Steeped in Civil War history, Alton also has Sainsbury's and M & S stores, further national stores, restaurants, a library, museum and art gallery, schools, further education college, a sports centre, health and bowls clubs, and, on the outskirts, two golf courses.

DIRECTIONS

From the Sainsbury's mini-roundabout, proceed on Drayman's Way, Alton's inner relief road towards the station. Continue ahead at the next mini-roundabout. At the following Palace Cinema mini-roundabout, turn right onto Normandy Street. Then turn first right into York Mews.

NB

1. Please note we understand there is a share in the freehold with the benefit of a previously acquired 999 year lease from 1st October 1987.
2. Photographs shown may include general scenes of the communal gardens and development.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

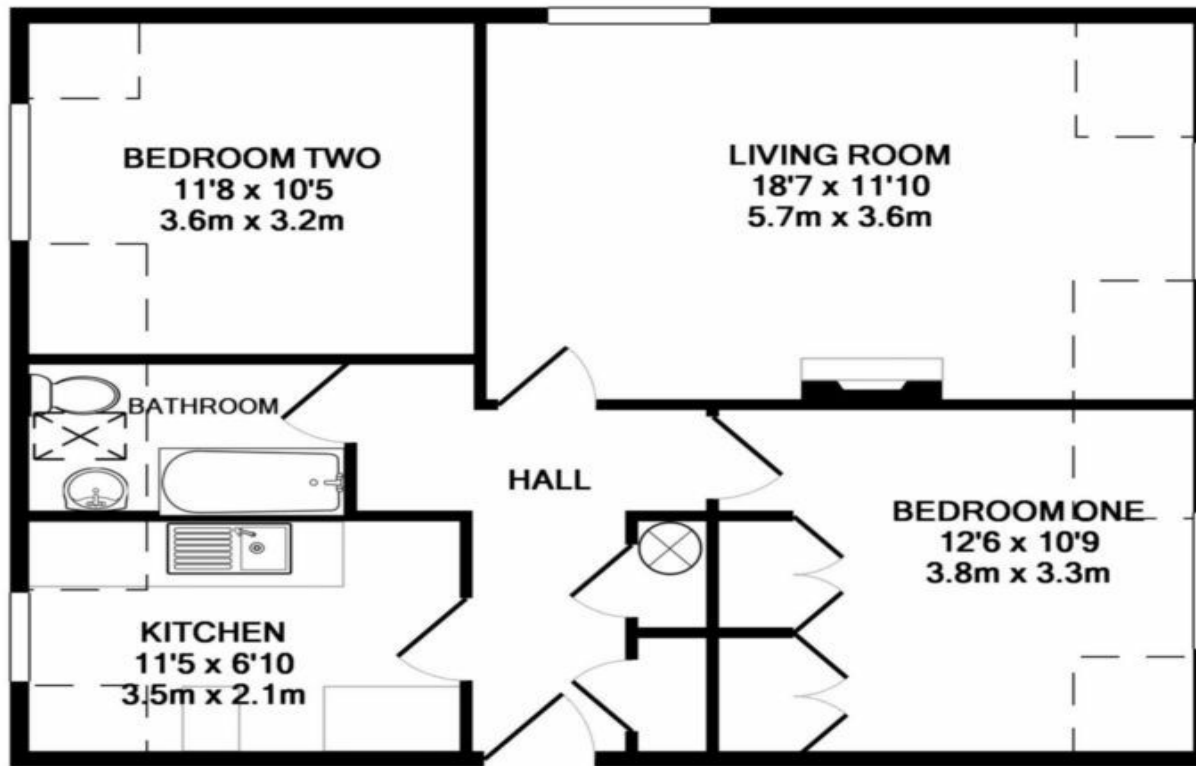


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VIEWING

Strictly by prior appointment with Warren Powell-Richards.





TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	73 77
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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