

warren ■
powell-richards

31 Kings View

Alton, Hampshire, GU34 2LZ

Price £260,000



31 Kings View,

Alton, Hampshire, GU34 2LZ

Price £260,000 Leasehold

- Overlooking Kings Pond
- Alton Station within 0.4 mile
- High Street within 0.65 mile
- Hangers Way nearby

A prestigious and luxurious 2 double en-suite bedroom ground floor (middle level) apartment commanding superb seasonal views over Alton to the North Downs.

- 26'11 x 11'5 living space
- Kitchen area inc. appliances
- French doors to balcony
- En-suite bath & shower rooms
- Adjacent No. 31 car & visitors spaces
- Communal hall & grounds

DESCRIPTION

Built in 2008 by Barratt Homes as Kings Lodge in their Lakeside scheme, the apartment is within a classic styled detached three storey building consisting of eight exclusive 2 bedroom apartments, No. 31 being entered at ground floor level via external steps and featuring a triple aspect living space including a twin aspect kitchen area claiming the far reaching views. Served by a communal entryphone system and hall, the accommodation is centred on a 15'2 x 4'1 (4.62m x 1.24m) reception hall with an adjacent cloakroom. Primary characteristics range from the Georgian style uPVC double glazing to the white sanitaryware complemented by chrome finished fittings and a high gloss fitted kitchen. The latter is integrated with a gas hob, oven and hood along with the inclusion of the fridge freezer, washing machine and condenser dryer. There are also smooth finished ceilings, 6 panel white internal doors with chrome finished handles, light and power switchplates at a strategic height and a gas heating system with radiators, several TRVs and a wall hung Ideal Icos HE15 boiler concealed in the kitchen.



LOCATION

Bordering on the revered Ashdell Park area, Kings View, the 'Lakeside' scheme by Barratt Homes, consists of 30 various homes of high quality apartments of varying sizes in two blocks and a limited series of town houses and homes to a mezzanine design. Opposite Kings View is the natural expanse of Kings Pond fed by the Wey stream. Alton Station has a commuter service to London Waterloo - minimum journey time 67 minutes, whilst additional facilities in the neighbourhood include a Waitrose store, bus services, St Mary's RC Church, business parks, the Watercress steam railway line and the start of a spectacular 21 mile walk known as Hangers Way. Proud of its Jane Austen, civil war and brewing history, Alton has major and individual shops, stores such as Sainsbury's, M&S, Boots, M & Co, Majestic and Iceland, weekly and specialist open air market events, bistros, inns and hotels, churches of several denominations, a library, museum and gallery, and an intriguing network of town footpaths. A sports centre and 2 golf courses lie on the outskirts.

DIRECTIONS

From the Sainsbury's mini-roundabout on Drayman's Way, Alton's inner relief road, proceed to the next mini-roundabout beside the former brewery. Turn right into Lower Turk Street. Continue on this road which beyond the traffic calming pinch point becomes Ashdell Road. Opposite Kings Pond, turn right into Kings View. Proceed to the top of the road where the apartment is in the left hand block.

NB

1. Photographs include the main front elevation, which does not show the apartment as it is located to the rear.
2. Leasehold tenure - 125 year lease from 1st January 2007. Current ground rent £250 per annum. External and internal service charge details upon request.

COUNCIL TAX

Band D - East Hampshire District Council

SERVICES

All mains services

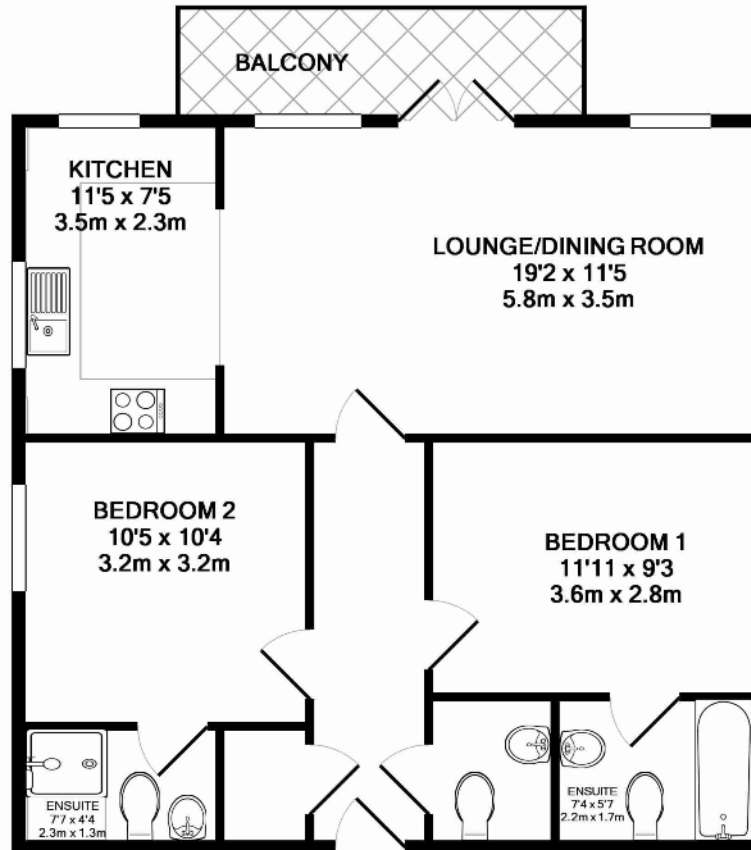


78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wprhomes.co.uk

VIEWING

Strictly by prior appointment with Warren Powell-Richards





TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 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
 Made with Metropix ©2014

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

NOWEAL811130

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.

