

# 26 Salisbury Close

Alton, Hampshire, GU34 2TF

Price £115,000

warren ■  
powell-richards



## 26 Salisbury Close

Alton, Hampshire, GU34 2TF

Price £115,000 Leasehold

- Racecourse area
- Countryside nearby
- High Street within 0.65 mile drive
- Station beyond - trains to Waterloo

Adjacent to a green, a first floor studio flat occupying a secluded location in a close towards the town's southern country outskirts.

- Bed-sitting room
- Kitchen
- Dressing room
- Shower room
- Car parking space
- Communal grounds

### DESCRIPTION

Occupying an elevated residential location, the property was purpose built in about 1983 by Barratts, national developers, and is in a detached 2 storey block consisting of just 6 similar flats in a well regarded setting locally known as 'The Racecourse' area due to the road names. The property has uPVC double glazing with the flat lending itself to cosmetic improvement and updating. There is white sanitaryware, a double built-in wardrobe and original beige coloured kitchen units with spaces for appliances including cold plumbing for a washing machine. The built-in airing cupboard houses a hot water cylinder and an immersion heater.



## LOCATION

This small block occupies a corner position opposite a large green accessing open countryside. The flat is located in Salisbury Close, a cul-de-sac consisting of a variety of houses, bungalows, flats and maisonettes varying in size and type. Alton's High Street lies within a 0.65 mile drive and can also be reached via a network of footpaths creating a shortcut not only to the central shops but additional locations in the town. Historic Alton affords independent and multiple shops, stores such as Sainsbury's, Aldi, Iceland, Boots, M&S and Waitrose, fitness clubs, a library, cultural and educational facilities including Alton College, a station (Waterloo minimum journey time 67 minutes), weekly and specialist open air market events, a leisure centre and 2 golf courses on the outskirts.

## DIRECTIONS

From the Sainsbury's mini-roundabout in Alton town centre, proceed east along Drayman's Way, the town's inner relief road, to the next roundabout. Exit right onto Lower Turk Street. Then turn immediately right up Turk Street continuing over the railway bridge as Windmill Hill. At the top, turn right into The Ridgeway. Turn second left into Salisbury Close. The flat is in the corner block ahead directly after the green.

## SERVICES

Mains water, electricity and drainage.

## COUNCIL TAX

Band A - East Hampshire District Council.

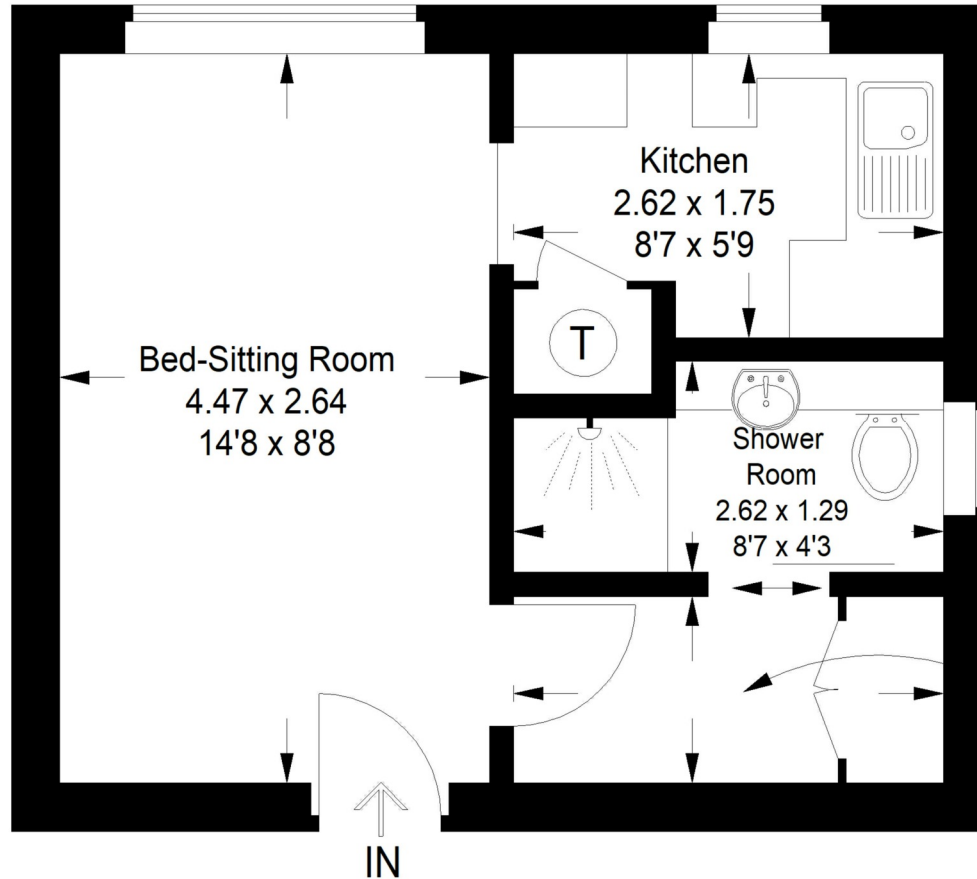
## NB

1. We believe the lease is for 120 years from December 1982. Please apply for service charge.
2. Photographs shown may include a view from the close across the neighbouring green.



# Salisbury Close, Alton

Approximate Gross Internal Area = 23.5 sq m / 253 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

**Dressing Room**  
2.62 x 1.19  
8'7" x 3'11"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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