

15 Gaskell Court

Thornton End, Holybourne, Alton, Hampshire, GU34 4HF

Price £135,000

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Price £135,000 Leasehold

- Favoured village location
- Alton station within 1 mile
- Winchester within 19 miles
- Farnham within 8.7 miles

A rarely available and superbly positioned ground floor 1 bedroom retirement apartment in excellent condition within this favoured Holybourne development.

- Living/dining room
- 1 double bedroom
- Recently carpeted and decorated throughout
- Refitted bathroom
- Patio directly off the kitchen
- Well tended communal grounds & facilities
- Parking area

DESCRIPTION

The property is a ground floor age-restricted flat set within this well regarded retirement development. It has been recently decorated throughout with new carpets and curtains and has a good sized lounge/diner and double bedroom with fitted wardrobes. The bathroom is a modern white suite with shower over the bath. The kitchen has plenty of storage and worksurfaces and benefits from direct access to the outside private patio area and communal gardens.



LOCATION

Gaskell Court is a dedicated retirement scheme of varying sized apartments adjoining Thornton End, a close of bungalows and houses on the Alton side of Holybourne, a traditional Hampshire village. The immediate neighbourhood includes bus stops, Holybourne Theatre and within 0.6 mile, Aldi and Wickes stores. Lying within 1.25 miles north east of Alton's historic town centre, the village has a general stores/post office, the Church of the Holy Rood, a village hall, pond, inns, primary and senior schools, a cricket pitch with a social club and play park and a nursing home. There are historic connections with Roman times, and footpaths lead across the Wey Valley and also onto the North Downs. The A31 Winchester-Guildford axis is within 0.6 mile. Alton, an old market town, has major shops including stores, a station (Waterloo minimum journey time 67 minutes) and adjacent Waitrose store, a library, cultural facilities, sports centre, college and two outlying golf courses.

DIRECTIONS

From central Alton, proceed north eastwards from the Queen Elizabeth Place mini-roundabout away from the town on Normandy Street shortly becoming Anstey Road. After passing Anstey Park playing fields on the left, progress to the traffic lights and turn left signposted Holybourne into the old London Road. Then turn first right into Gaskell Close. Turn first right into Thornton End and then bearing left you will find the car park on your right hand side under the archway.

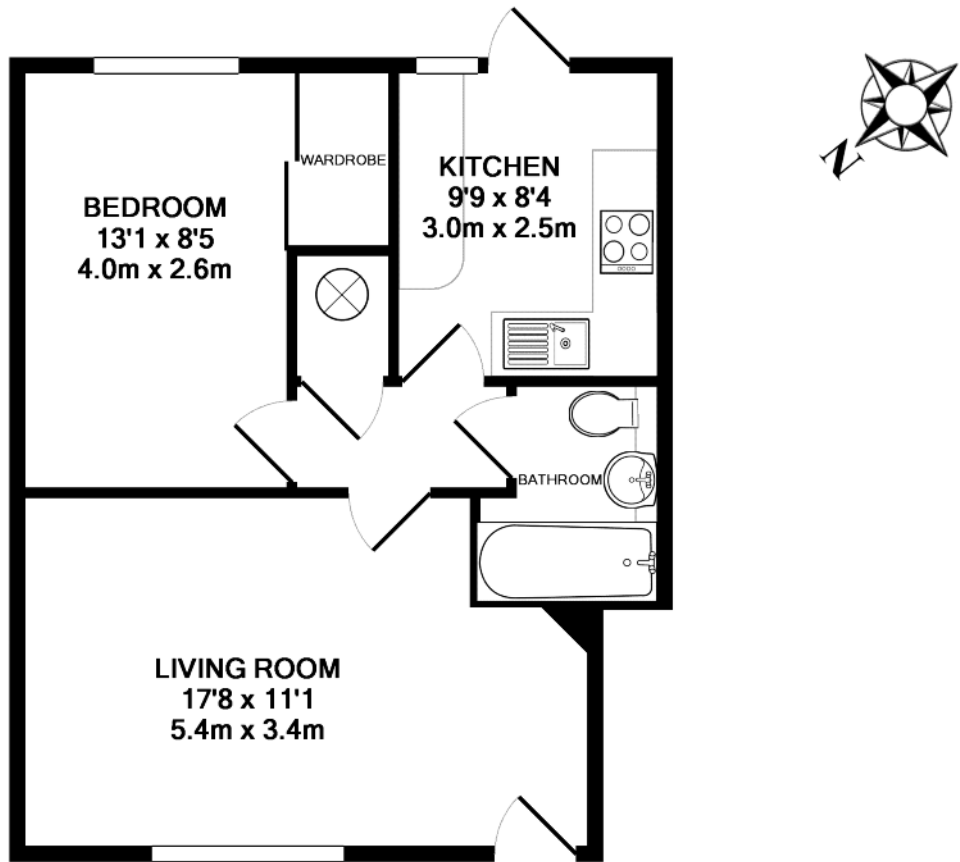
COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Electric heating. Please contact the office for details of maintenance charges.





TOTAL APPROX. FLOOR AREA 461 SQ.FT. (42.8 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+)	A	
	(81-91)	B	
	(69-80)	C	
	(55-68)	D	
	(39-54)	E	52
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	76

England & Wales EU Directive 2002/91/EC

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

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