

wpr

67 York Mews

Alton, Hampshire, GU34 1JD

Price £285,000



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Price £285,000 Share of Freehold

- Station & Waitrose within 0.35 mile
- Local shops, hotel & Church
- High Street within 0.4 mile
- King's Pond & Watercress Line nearby

A completely refurbished Regency style first floor apartment in a private yet highly convenient location offering 2 double bedrooms, an en-suite and garage set in landscaped communal gardens. No onward chain.

- Elegant lounge/dining room
- 2 double bedrooms
- Brand new kitchen
- Immaculate en-suite shower room + bathroom
- Large reception hall + cupboards
- Garage & visitors' parking
- Fine lawned communal gardens

DESCRIPTION

The current owners have significantly enhanced this two bedroom apartment installing a brand new kitchen together with new flooring and neutral decoration throughout to a very high standard. Tucked away in the far corner of York Mews, the property enjoys natural light in all rooms which are independently accessed from the spacious reception hall. The large lounge/dining room features a bay window overlooking the communal grounds and Kings Pond to the left. The main bedroom has an en-suite shower room and also enjoys views over the communal grounds. The kitchen, bathroom and second bedroom are positioned at the back of the property with views over the gardens and mature trees. The property has uPVC double glazing and electric heating together with an entryphone system with an automatic door release.



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 has local shops on Normandy Street, Kings Pond, churches (St Lawrence and St Mary's RC), 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, fitness 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 Queen Elizabeth Place mini-roundabout, turn right onto Normandy Street. Then turn first right into York Mews. Continue where the apartment is in the third block to the left.

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. Ground rent nil. Please apply for service charge details.
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

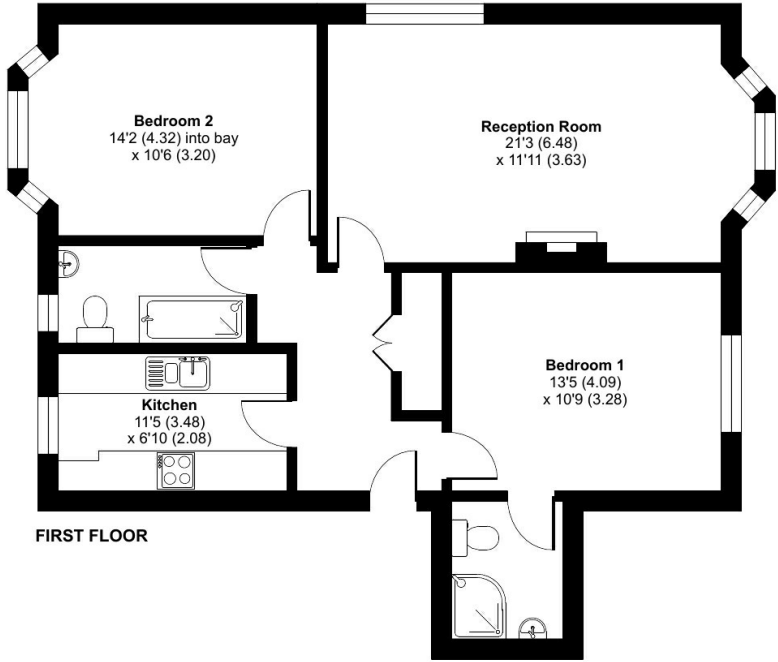
Strictly by prior appointment with Warren Powell-Richards.



York Mews, Alton, GU34

Approximate Area = 820 sq ft / 76.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Warren Powell-Richards. REF: 1100081

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.