

Flat 1, 13-17 Market Street

Alton, Hampshire, GU34 1HA

Price £169,000

wpr



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Price £169,000 Leasehold

- High Street nearby
- Station 0.6 mile walk
- The Bank car park 150 yards
- Westbrook Gardens 350 yards

Newly created to a high specification, one of two individual ground floor 1 double bedroom apartments centrally located yet tucked away between Market Street and The Bank car park

- L-shaped open plan living room
- Luxury integrated kitchen
- Double bedroom
- Shower room & personal hall
- New home warranty
- 10 year ICW insurance cover
- Chain-free sale

DESCRIPTION

This unique and beautifully appointed apartment is part of an eye-catching small conversion scheme creating these two residential apartments, and two independently accessed shop units within the very heart of Alton's historic town centre. The L-shaped living room affords a Thornton stove to the dedicated sitting room area, which opens into the kitchen diner. There you will discover the fully integrated kitchen with Chelford Dove Grey units and Unistone Carrara Misterio worktops with glazed upstands integrated with a Bosch series of multi function oven, ceramic hob, fridge freezer and dishwasher, and a Zanussi cooker hood. All rooms are independently accessed off the property's entrance hall which has a personal front door and a cupboard housing the Heatrae Sadia Electromax combination boiler, which serves the radiators for heating and supplies the mains pressure domestic hot water with an Economy 10 meter.



There are TRVs to the radiators with additional important design features including light grey oak effect flooring with the bedroom having carpets and a built-in wardrobe, Dordogne smooth finished internal doors, double glazed windows with powder coated aluminium units to the front and a uPVC unit to the bedroom. The white suited shower room also has a space and plumbing for a washing machine.

LOCATION

The apartment is located to the rear of the shops on Market Street within the Alton Town Conservation Area with all the attributes of the town at hand, yet also with the water meadows in the vicinity. There are individual and multiple shops, restaurants, hotels and inns, the public gardens with a calendar of outdoor events, the Market Square, weekly and specialist market events, a library, fitness club and station (Waterloo minimum journey time 67 minutes). Steeped in Civil War and brewing history, Alton also has a sports centre, network of town footpaths, a further education college, two golf courses on the outskirts and the rolling countryside of the North Downs.

DIRECTIONS

On foot, from our Alton office at 78 High Street, proceed left handed along the High Street. Turn second left up Market Street. Take the first drive/path on the right towards The Bank car park where Flat 1 is shortly on the left directly before the door to Cuddeford House. By car, from the row of banks on High Street, Alton, opposite the Swan Hotel, turn right beside Boots The Chemist up Market Street. At the Market Square, turn sharp right with the one way system down Amery Street and bear right at the bottom of the hill. Then turn right opposite the Library into The Bank (Community Centre) car park where the flat is approached via the path towards the far left hand corner, the front door being on the right directly after the door to Cuddeford House.

LEASE DETAILS

125 years, ground rent £100 p.a. increasing by £50 every 25 years. Please apply for details of the service charge and buildings insurance.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band A - East Hampshire District Council.

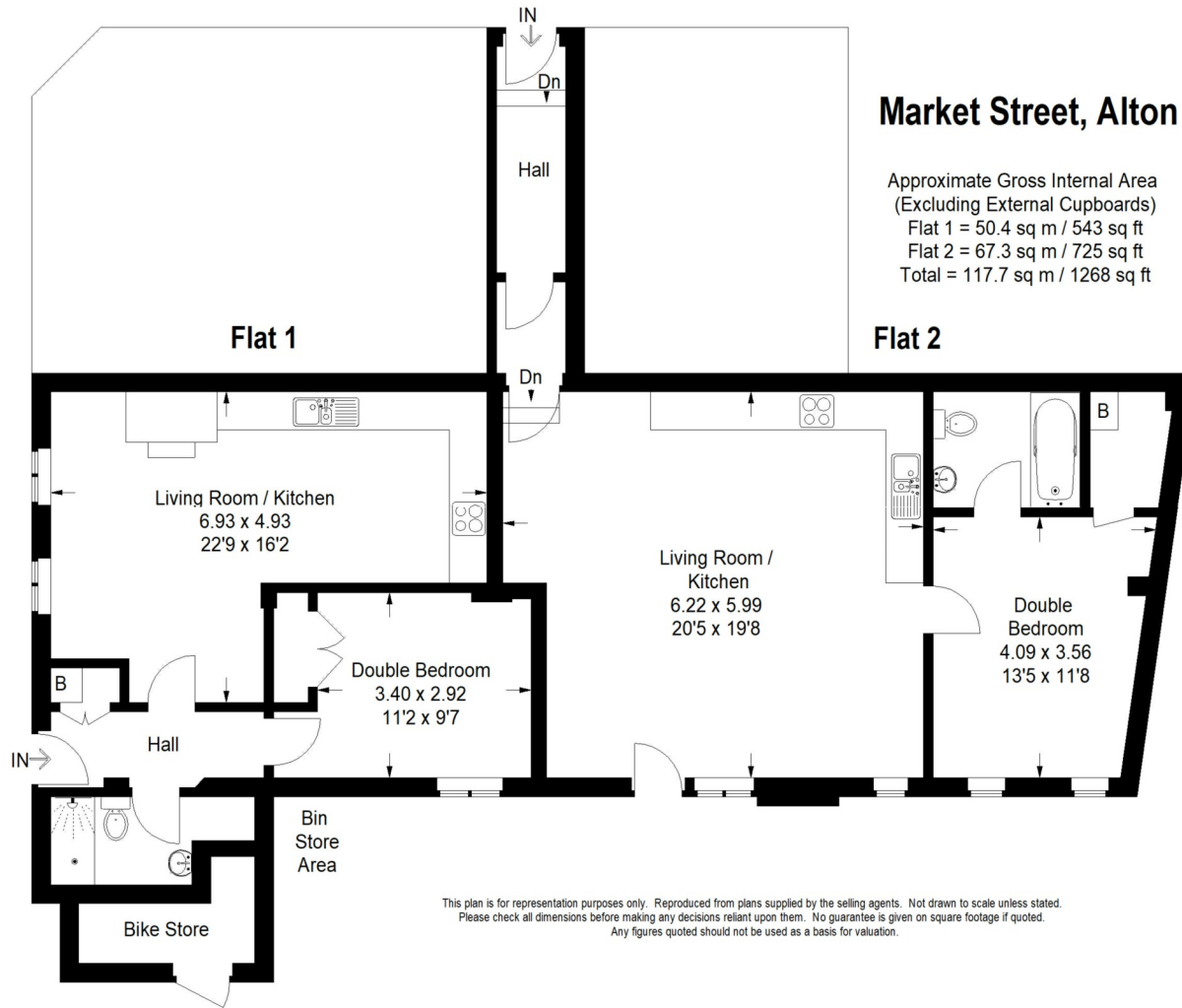


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VIEWING

Strictly by prior appointment with Warren Powell-Richards.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(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 • Farnham • Godalming • Grayshott •

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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.