

# 4 Wey River House

22 High Street, Alton, Hampshire, GU34 1FY

Price £176,000

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Price £176,000 Leasehold

- High Street location
- Station within 0.5 mile (Waterloo line)
- Basingstoke within 12.2 miles
- Waitrose, church & local footpaths nearby

A fantastic 2nd floor luxury apartment in Alton town centre with allocated parking.

- Open plan kitchen/living room
- Juliet balconies to living room & bedroom
- Double bedroom
- Modern kitchen with appliances
- Study/walk in wardrobe
- Allocated parking space
- Water rates included in the service charge

### DESCRIPTION

This stylish apartment offers luxury living space in the centre of Alton. The kitchen and bathroom have been fitted to a high standard and there is neutral décor throughout. There is a car park to the rear of the building with one allocated space. The apartment has the benefit of a new 125 year lease from 2014.



## LOCATION

The property is located on the High Street where you will find, Sainsbury's and M&S stores, a market square, library, community centre, museum and gallery, coffee shops and restaurants, and churches of several denominations. As well as the station and the adjacent Waitrose store, local facilities include shops, St Mary's RC Church, Alton House Hotel, a real ale pub, dentists and a health centre. The outskirts afford the leisure centre and 2 golf courses. Also Alton has a network of interesting town footpaths with the 21 mile long Hangers Way starting beside neighbouring Paper Mill Lane.

## DIRECTIONS

**On Foot:** From our office in the High Street proceed into town passing Boots Chemist on the corner of Market Street. Continue until reaching Goldfinch bookshop where the High Street entrance to the building will be on the left hand side

**By Car:** From the Queen Elizabeth Place mini roundabout at the Alton Station end of the town centre, proceed towards HSDC Alton College. At the Crown Hotel mini-roundabout, turn right still towards Alton College on Church Street. At the following mini-roundabout, turn left down Vicarage Hill where the entrance to the car park will be found on the left hand side.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

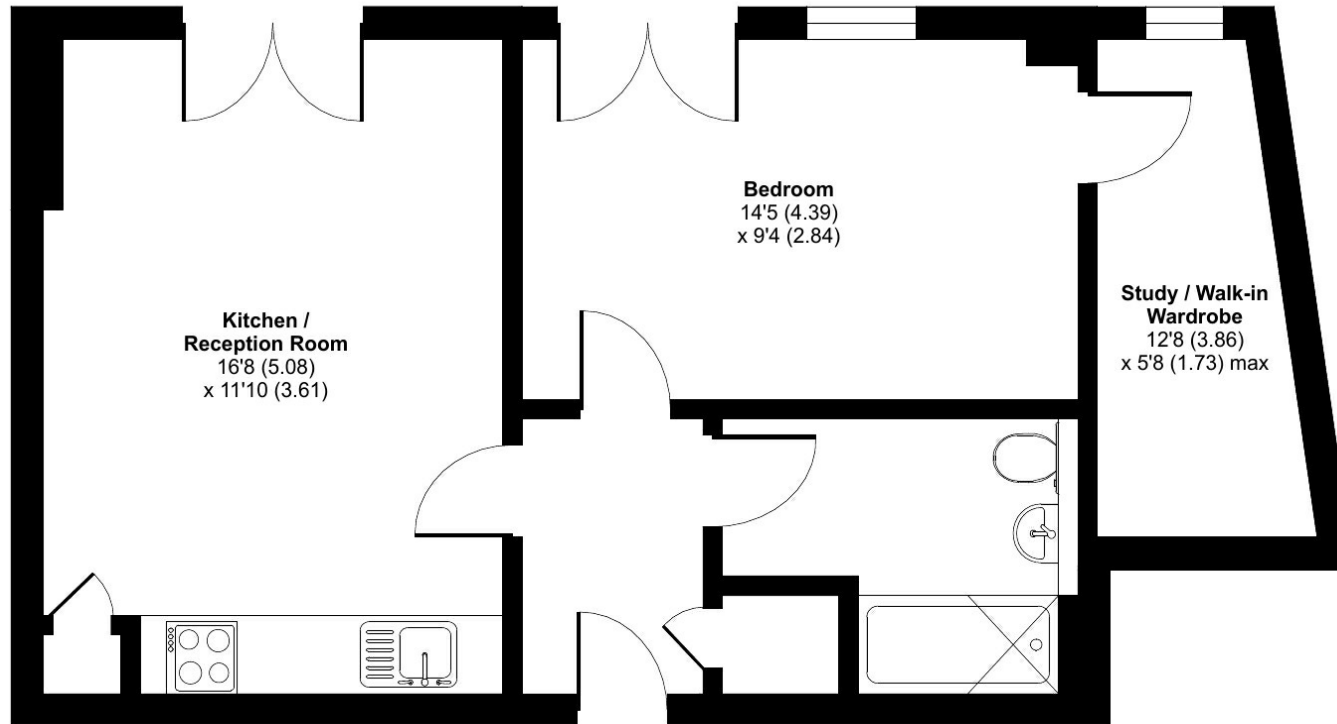
Band B - East Hampshire District Council



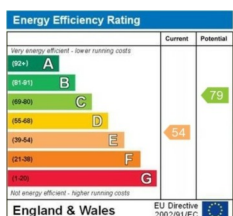
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Approximate Area = 511 sq ft / 47.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1016922



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