

# 8 Beaumont Court

Vicarage Hill, Alton, Hampshire, GU34 1FE

Price £255,000

wpr





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Price £255,000 Leasehold

- Alton Station (Waterloo) 0.7 mile
- Farnham within 9 miles
- A31 trunk road 1.4 mile
- Straightforward access to Basisngstoke & M3

A beautifully presented 2 double bedroom town centre apartment with Juliet balcony and secure gated parking area.

- Open plan living/dining/kitchen
- 2 double bedrooms
- Built in appliances
- Entrance hall
- Main bathroom & en suite shower room
- Allocated secure parking

### DESCRIPTION

This is a well-planned and spacious first floor apartment with bright and airy rooms. The accommodation includes a large open plan Living/dining and kitchen area with a Juliet balcony. The kitchen is fitted with a range of beech fronted cabinets and black laminate work tops with built in oven and ceramic electric hob and fridge/freezer. Double glazing, gas heating system with thermostatic controls to radiators, white six panel internal doors with chrome finished handles, moulded architraves and skirting boards, smooth finished ceilings.





## LOCATION

Vicarage Hill lies in the lee of St Lawrence Church and features an eclectic mix of residential properties interspersed with a number of majestic and protected trees with the immediate vicinity providing walks beside the Wey Stream into the water meadows. Alton's shopping centre, landmark library building, the well preserved Market Square, the Allen Gallery and Curtis Museum, Amery Hill and St Lawrence schools, Alton College, the Eight Bells Inn and, as a walker friendly town, an intricate network of town footpaths are also at hand. Shops include, Sainsburys, Aldi, Lidl and Waitrose.

## DIRECTIONS

From the mini-roundabout at the Eastern end of High Street, Alton becoming Normandy Street, turn up Church Street towards Alton College. At the next mini-roundabout, turn left down Vicarage Hill. We advise parking in The Bank pay & display car park, which is opposite Beaumont Court.

## SERVICES

All mains services

## COUNCIL TAX

Band C - East Hampshire District Council



78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

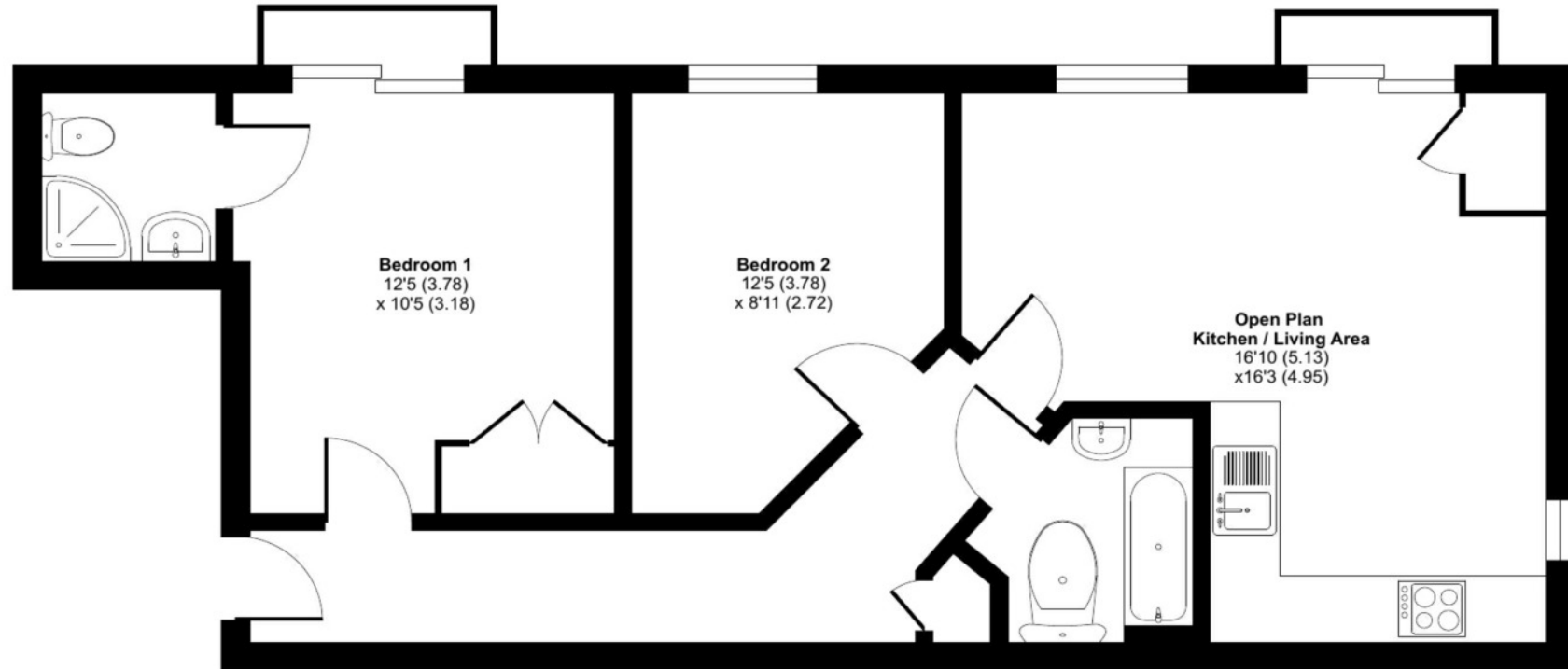
Strictly by prior appointment with Warren Powell-Richards



# Beaumont Court, Vicarage Hill, Alton, GU34

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1137714

Energy Efficiency Rating		Current	Potential
90-100	A	81	81
81-90	B		
69-80	C		
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

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