

13 Ferndown Court

Dickers Lane, Alton, Hampshire, GU34 2SY

Price £179,950

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Price £179,950 Leasehold

- Station within 500 yards (Waterloo line)
- Kings Pond & Waitrose nearby
- 0.75 mile to town centre
- Adjacent business parks

Conveniently located close to the town centre a top floor 1988 purpose built 1 double bedroom apartment in a small established development.

- Living/dining room
- Refitted modern Kitchen & hall
- White bathroom suite
- Communal hall & landings
- Car space, visitors' spaces & communal garden
- Chain-free sale

DESCRIPTION

The apartment is one of just fifteen in Ferndown Court and occupies a second floor setting with elevated views. Beyond Waterside Court opposite lies the open space of Kings Pond whilst a network of footpaths connect with a plethora of town landmarks. The property has been updated by the current owner and has a modern kitchen and bathroom as well as new flooring. There are electric/storage heaters throughout, coved ceilings to the living room and bedroom, and a communal entryphone system with an automatic door release. There is a numbered car space.



LOCATION

Ferndown Court is a private development consisting of 1 and 2 bedroom apartments of varying designs and lies just south of Alton Station (commuter rail service to Waterloo - minimum journey time 67 minutes). Additional local facilities include shops, St Mary's RC Church, Alton House Hotel, a cinema, a real ale pub, dentists and a health centre, and, beyond the business park, Lidl, Aldi and retail stores. The town centre has High Street shops, Sainsbury's and M&S Foodhall stores, a market square, library, community centre, museum and gallery, coffee shops and restaurants, and churches of several denominations. The outskirts afford the sports centre and two golf courses. The interesting network of town footpaths is complemented by the spectacular 21 mile long Hangers Way path starting on neighbouring Paper Mill Lane.

DIRECTIONS

From Sainsbury's mini-roundabout on Drayman's Way, Alton's inner relief road, proceed towards the station. At the next mini-roundabout, turn right onto Lower Turk Street becoming Ashdell Road, passing Kings Pond on the left. Then turn left down Paper Mill Lane. Turn first right into Dickers Lane where Ferndown Court is immediately on the right.

NB

For lease details, ground rent and maintenance charge, please ask the selling agents.

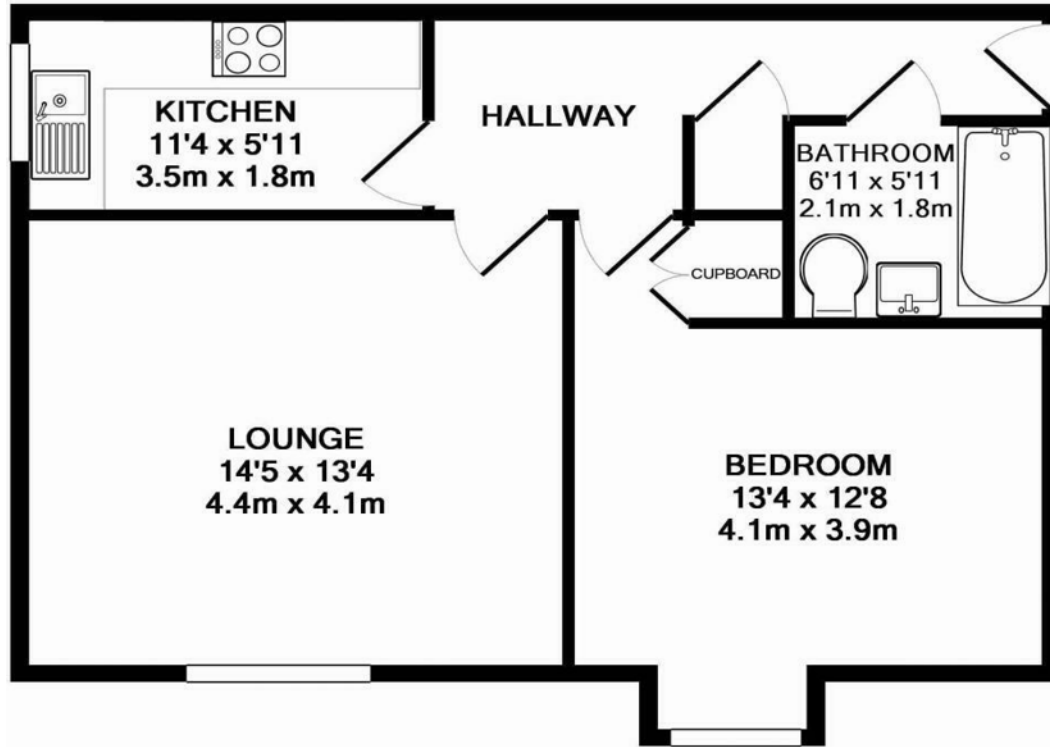
SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band B - East Hampshire District Council





TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.2 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
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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