

wpr

4 Westbrook Court

76 High Street, Alton, Hampshire, GU34 1EW

Price £100,000



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Price £100,000 Leasehold

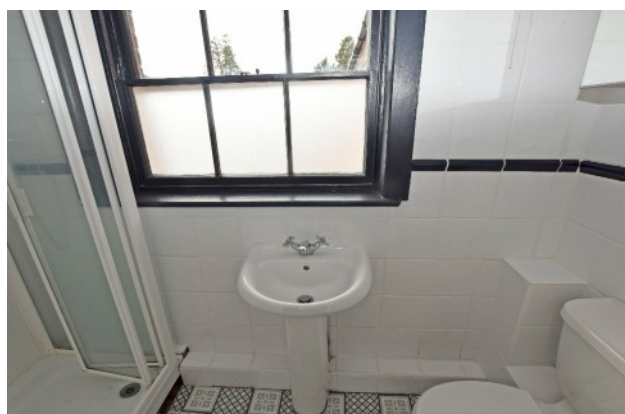
- High Street shops within yards
- Westbrooke Public Gardens adjacent
- Station 0.7 mile walk
- Waterloo journey time 69 minutes min.

A charming and individual 1 bedroom duplex conversion apartment set away from the High Street yet still in the heart of the town. No chain.

- Grand communal hall
- Modern kitchen
- Living room
- Shower room
- Bedroom
- Chain-free sale

DESCRIPTION

Located in the west wing of this Grade II listed building, this first and second floor duplex apartment is within a conversion scheme of just 6 individual apartments created in 2003/04, Westbrooke House being the main building situated between the High Street, Westbrooke Public Gardens, the Lady Place public car park and the Market Square. In keeping with the building and its historic reputed early 18th Century origins, no two apartments are alike. The property is ideal for a first time or investment buyer, or one needing a central town location. Characteristics include sash windows, high smooth finished ceilings and an elegant communal hall, stairs and landings.



LOCATION

Westbrook Court occupies a highly convenient position just off the High Street within a Conservation Area and alongside the attractive walkway connecting with the car park and public gardens. The market town of Alton lies in 'Jane Austen country' and is steeped in English Civil War and hop growing history. The High Street affords a wide and varied collection of shops ranging from individual traders to multiples such as M&S, Boots and Iceland. Weekly and specialist open air market events are held including farmers' markets. There is also an in-town Sainsbury's, a station (Waterloo line) with a Waitrose store, library, restaurants, inns and hotels, the Curtis Museum and the Allen Gallery. Additional attributes include a private fitness club and Westbrooke Gardens with its summer programme of events within 50 yards walk. A network of footpaths crisscross the town, which is encompassed by rolling Hampshire downland also containing two golf courses and, on the town outskirts, a sports centre.

DIRECTIONS

From our Alton office at 78 High Street, GU34 1EN, proceed on foot into directly adjoining Westbrook Alley, where the entrance to Westbrook Court is then immediately on the right.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B - East Hampshire District Council.

NB

1. The leasehold is for 125 years from 25 June 2004. Ground rent £150 per annum increasing by £150 every 25 years. Please apply for service charge details.



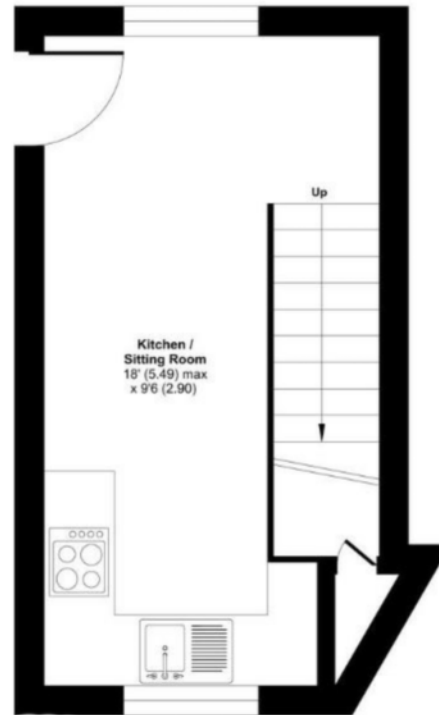
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VIEWING

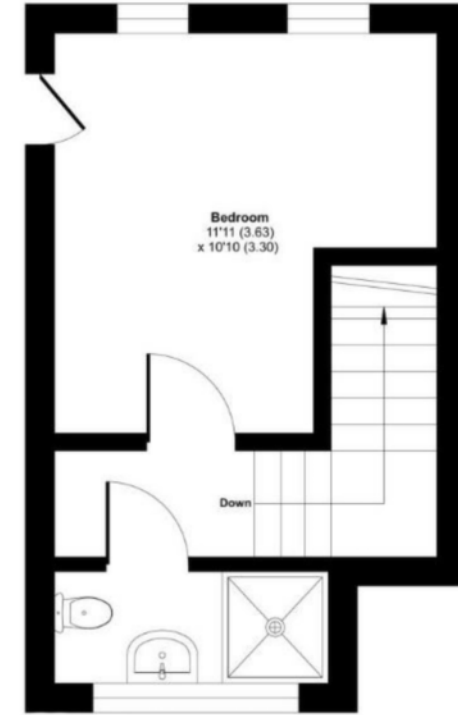
Strictly by prior appointment with Warren Powell-Richards



Approximate Area = 363 sq ft / 33.7 sq m
For identification only - Not to scale



First floor



Second floor

EPC exempt as listed building

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.