

Flat 6 Westbrook Court

76 High Street, Alton, Hampshire, GU34 1EW

Price £125,000

wpr



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Price £125,000 Leasehold

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

Occupying a top floor location within a character conversion, an individual and double aspect 1 bedroom apartment in the heart of the town

- Grand communal hall
- Personal hall
- Twin aspect living room
- Integral kitchen
- Bedroom
- Shower room
- Chain-free sale

DESCRIPTION

This second floor apartment is within a conversion scheme of just 6 individual homes created in 2003/04 from the west wing of this Grade II* listed building, Westbrooke House, 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 circa early 18th Century origins, no two apartments are alike. Characteristics include sash windows, smooth finished ceilings, white panelled internal doors, deep moulded skirting boards, ornate architraves, and an elegant communal hall, stairs and landings.

The ash effect fitted kitchen area is integrated with a Stoves hob and electric oven, vented hood and concealed Fridgmaster fridge with a freestanding washing machine. There is also a refitted shower room in white with a Triton Zante fitting, Economy 7 electric/storage heating, and a Redring Power Stream hot water unit. The living room enjoys a view over the car park to the naturally green expanse of Westbrooke Public Gardens. Communal bin and secure bike stores are located in the rear yard.



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. New carpets and vinyl were laid for the owners prior to marketing.
2. 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.
3. Photographs may include the communal hall, entrance, High Street frontage and nearby public gardens.



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VIEWING

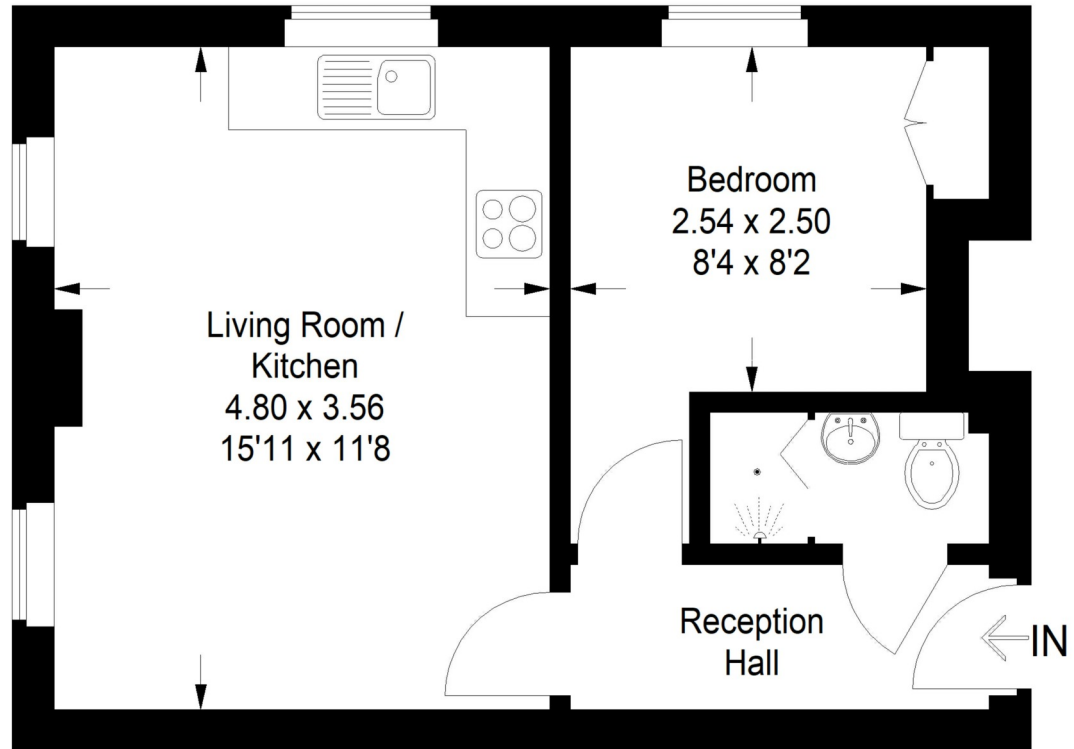
Strictly by prior appointment with Warren Powell-Richards





Westbrock Court, 76 High St., Alton

Approximate Gross Internal Area = 31.6 sq m / 340 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.

EPC exempt as listed building

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