

63 York Mews

Alton, Hampshire, GU34 1JD

Price £259,500

wpr



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Price £259,500 Share of Freehold

- Waitrose & station within 0.35 mile
- Local shops, hotel & church
- High Street within 0.4 mile
- King's Pond & Watercress Line nearby

A privately located and impressive sized ground floor 2 double bedroom apartment in a prestigious Regency style 1988 development benefitting from an adjoining garage, uPVC double glazing, bay windows and landscaped communal gardens

- Fine drawing/dining room
- Kitchen
- Refitted white bathroom
- Reception hall 10'9 x 7' max.
- Garage + double power point
- Chain-free sale

DESCRIPTION

Tucked away in the far corner of York Mews, the property enjoys natural light in all the rooms which are independently accessed from the reception hall with corniced ceilings to the hall and living room and coved ceilings to the kitchen and both bedrooms. The re-equipped shower room incorporates chrome finished fittings, a mixer/shower attachment, part tiled walls with complementary style flooring, a shaver socket and extractor fan. Additional characteristics include Classique style internal doors with moulded architraves and skirting boards, a decorative Adam style fireplace, Economy 7 electric/storage heating, a Megaflo hot water system, power switchplates at a user friendly height and a communal entryphone system with an automatic door release. The communal hall enables access to the front and rear gardens along with the garage which adjoins being the first on the left at the side.



LOCATION

York Mews lies between the town centre and the station, the apartment being in the south easterly corner of this private development, a no-through road, which consists of apartments of varying designs and sizes together with five town houses. The development has extensive tree studded communal gardens which adjoin the grounds of Alton House Hotel with the novelty of the Watercress Steam Railway Line forming the southerly perimeter. The neighbourhood has local shops on Normandy Street, King's Pond, churches (St Lawrence and St Mary's RC), a real ale inn, and doctors and dentists surgeries. Steeped in Civil War history, Alton also has Sainsbury's and M&S stores, further national stores, restaurants, a library, museum and art gallery, schools, further education college, a sports centre, fitness and bowls clubs, and, on the outskirts, two golf courses.

DIRECTIONS

From the Sainsbury's mini-roundabout, proceed on Drayman's Way, Alton's inner relief road towards the station. Continue ahead at the next mini-roundabout. At the following Queen Elizabeth Place mini-roundabout, turn right onto Normandy Street. Then turn first right into York Mews. Continue where the apartment is in the furthest block of 6.

NB

1. Please note we understand there is a share of the freehold with the benefit of a previously acquired 999 year lease from 1st October 1987. Ground rent nil. Please apply for service charge details.
2. Photographs shown may include general scenes of the communal gardens and development.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

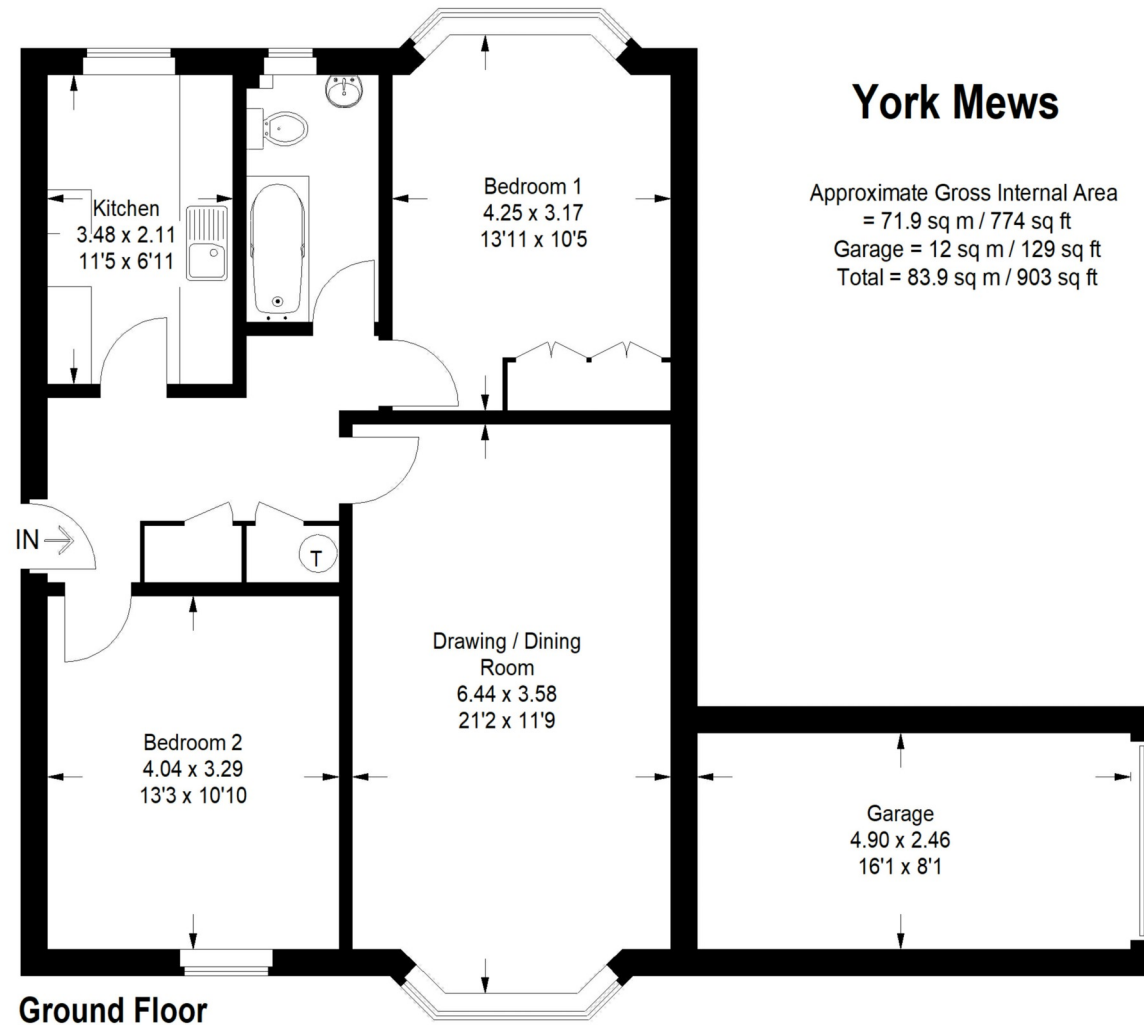


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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 if quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	75
England & Wales	
EU Directive 2002/91/EC	

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