

warren  
powell-richards

# 63 York Mews | Price £261,000

Alton, Hampshire, GU34 1JD





## 63 York Mews

Alton, Hampshire, GU34 1JD

Price £261,000 Share of Freehold

- Station & Waitrose within 0.35 mile
- Local shops
- High Street within 0.4 mile
- Kings Pond & Watercress line nearby

A finely proportioned and privately located 2 double bedroom ground floor apartment in a prestigious Regency style 1980's development benefiting from an adjoining garage, uPVC double glazing, bay windows and landscaped communal gardens.

- Elegant drawing/dining room
- Kitchen
- Bathroom
- Reception Hall 10'9 x 7'0 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. Additional characteristics include Classique style internal doors with moulded architraves and skirting boards, Economy 7 electric/storage heating, power switchplates at a user friendly height and a communal entryphone system with 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 on the South Easterly side 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 also has local shops on Normandy Street, Kings Pond, churches (St Lawrence and St Mary's RC), a cinema, 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, health 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 Palace Cinema mini-roundabout, turn right onto Normandy Street. Then turn first right into York Mews. Continue to the end of the road where the apartment is in the furthest block of six.

## NB

1. Please note we understand there is a share in the freehold with the benefit of a previously acquired 999 year lease from 1st October 1987.
2. Photographs shown may include general scenes of the communal gardens and development.
3. We have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is for sale on this basis.

## COUNCIL TAX

Band C - East Hampshire District Council.

**SERVICES** Mains water, electricity and drainage.

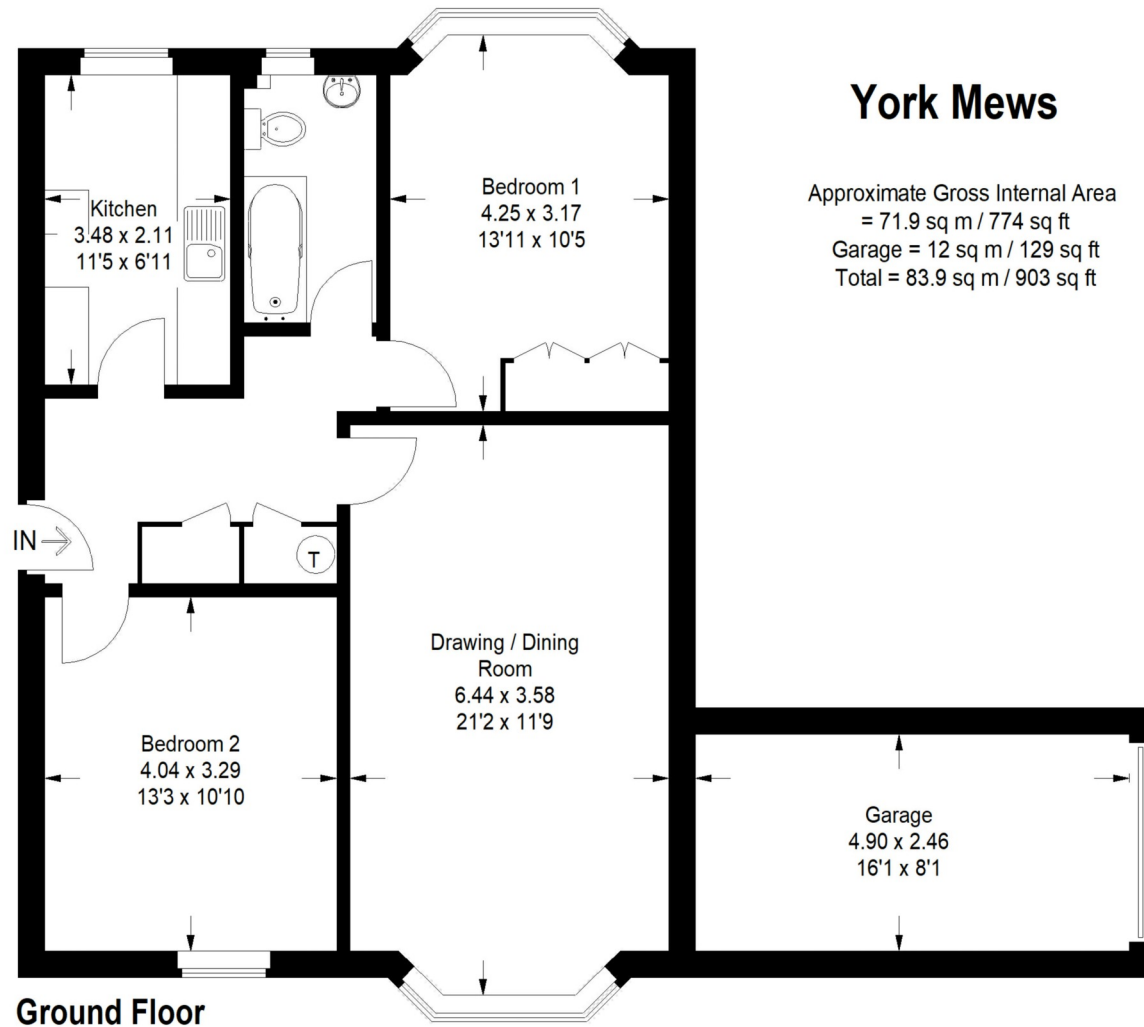


78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wprhomes.co.uk

## 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	75

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

NOWEAL815010

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.