

# 1 Lelant Drive

Four Marks, Alton, Hampshire, GU34 5GA

Price £230,000

wpr



## 1 Lelant Drive,

Four Marks, Alton, Hampshire, GU34 5GA

£230,000 Leasehold

- Easy access shops & buses
- Village hall, church & sports complex nearby
- Alton within 5 miles
- A31 for Alresford, Farnham & Winchester

A well presented and spacious two bedroom, ground floor apartment situated in a non estate location.

- 2 bedrooms
- Large open plan living room/kitchen
- Modern shower room
- Double glazed windows
- Enclosed communal rear garden
- Allocated parking for 2 vehicles

### DESCRIPTION

This spacious ground floor apartment was built in 2006 and is one of just four homes within the building. Access to the apartment is through the large and well maintained communal entrance hall. The accommodation comprises; hallway, large living room and kitchen at the front, modern shower room and two bedrooms. The property also benefits from two allocated parking spaces to the side and a large communal garden to the rear of the property.



### LOCATION

Four Marks has a landscaped shopping area with a Tesco Express, bakers, wine merchant and further shops, a garage incorporating M&S Simply Food, and both doctors and vets surgeries. A primary school, village hall, sports facilities, churches, allotments, golf course, garden centre, Mid Hants steam railway and Cooperative store are further attributes. Bus services via the A31 link with Alton, Alresford, Guildford and Winchester. Alton, an historical market town, is within 5 miles and has major shops including Sainsbury's, M&S, Iceland, Boots and Waitrose, a station (Waterloo line), senior schools, Alton School, HSDC Alton College and a sports centre. Nestling in the Itchen Valley, Alresford also has a senior school/sports college, Perins.

### DIRECTIONS

From Alton town centre take the A31 towards Winchester. Four Marks village will appear after about 5 miles and the property will be found on the right hand side shortly after Lymington Bottom Road.

### COUNCIL TAX

Band C - East Hampshire District Council.

### SERVICES

Mains water, electricity and drainage

**NB:** The leasehold is for 125 years from 2006.



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

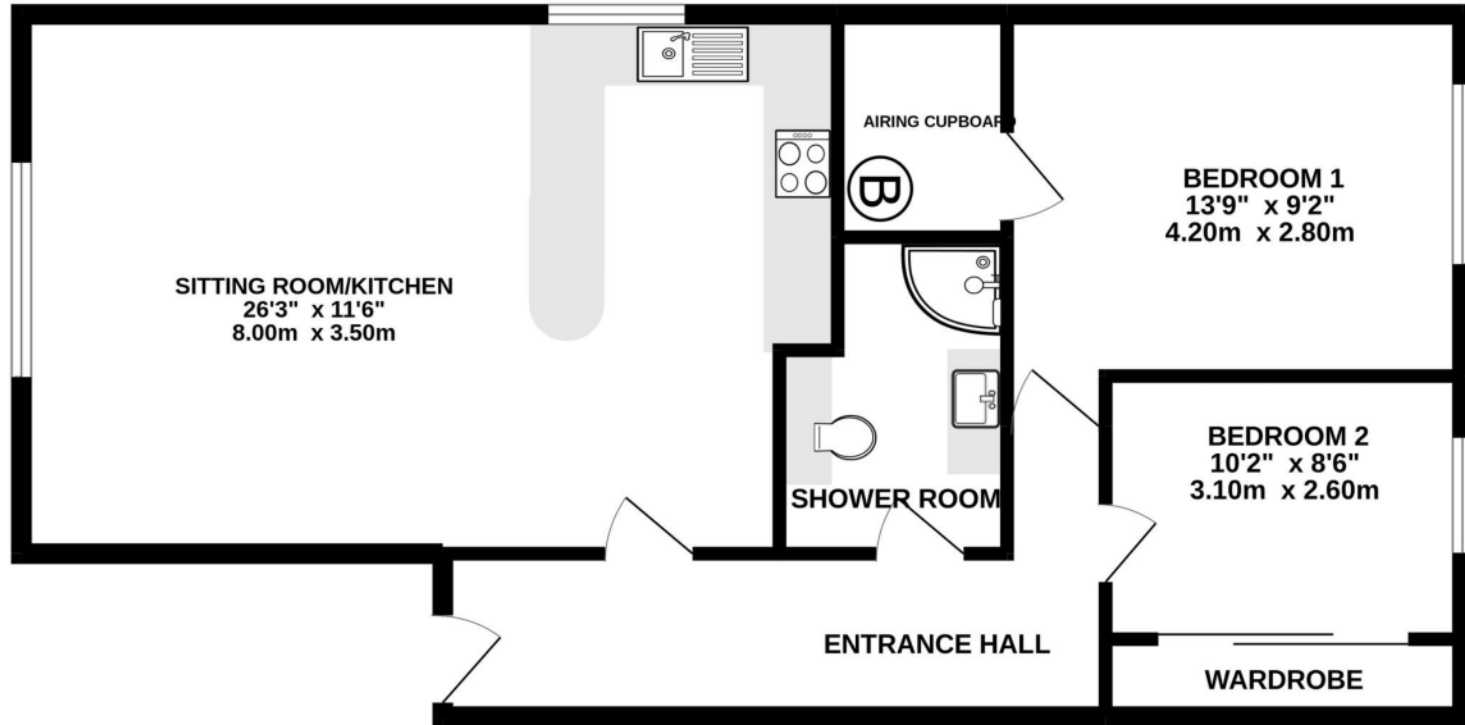
### VIEWING

Strictly by appointment with Warren Powell-Richards



# GROUND FLOOR

770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 |
| <small>Very energy efficient - lower running costs</small> |           |
| A<br>(92+)   |           |
| B<br>(81-91)   |           |
| C<br>(69-80)   | 76        |
| D<br>(55-68)   | 79        |
| E<br>(39-54)   |           |
| F<br>(21-38)   |           |
| G<br>(1-20)  |           |
| <small>Not energy efficient - higher running costs</small> |           |
| <small>England &amp; Wales</small>                         |           |
| <small>EU Directive 2002/91/EC</small>                     |           |

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