

Flat 3, Swarthmore

59 High Street, Alton, Hampshire, GU34 1AB

Offers in excess of £150,000

warren
powell-richards



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Offers in excess of £150,000 Leasehold

- Very central location
- Station 0.65 mile
- The Butts 0.5 mile
- Farnham 9 miles

High up amidst the town's roofscape, an intriguing top floor 1 double bedroom apartment in the conversion of an historic Grade II listed building in the heart of Alton with the benefit of an on site car parking space

- Sitting room
- Kitchen diner
- White bathroom suite
- Hall & computer station
- Communal hall & courtyard garden
- Car parking space
- Chain-free

DESCRIPTION

Approached via a communal courtyard garden and an elegant communal hall with an entry phone system, this character apartment is one of 3 totally individual conversion apartments in this period building, being on the second floor. Enjoying views across the High Street with glimpses of countryside, the property has sash windows and the benefit of a gas heating system including radiators with majority TRVs and a Worcester gas boiler. The apartment feels very much in its own domain and the split level layout allows independent access to all the rooms from the reception hall. The computer station and roof void provide useful extra space whilst there are also several fitted wall lights and, in the kitchen, an integrated electric oven and gas hob with space for a washing machine and fridge. The allocated car parking space is the far one of 3 beside the building at the rear, approached via the Turk Street public car park. To the side is a locked/sealed side gate to the High Street.



LOCATION

Swarthmore, as it is historically known, lies within the Conservation Area on the south eastern side of the High Street with Alton being steeped in English civil war and hop growing history set in 'Jane Austen country'. The High Street affords a wide and varied collection of shops ranging from individual traders to multiples such as M&S and Boots. Weekly and specialist open air market events are held. There is also an in-town Sainsbury's, a station (Waterloo line), Waitrose, library, restaurant, inns and hotels, the Curtis Museum and the Allen Gallery. A network of footpaths crisscross the town, which is encompassed by rolling Hampshire countryside also containing two golf courses and on the town outskirts, a sports centre.

DIRECTIONS

Enter the Turk Street Public Car Park where the entrance to the building is the 2nd driveway on the left after passing the rear entrance door of Iceland.

TENURE

The lease is for 125 years from 25th March 1995. Current ground rent £100 per annum. Please apply for service charge details.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

All mains services.

NB

Photographs shown may include the communal areas.



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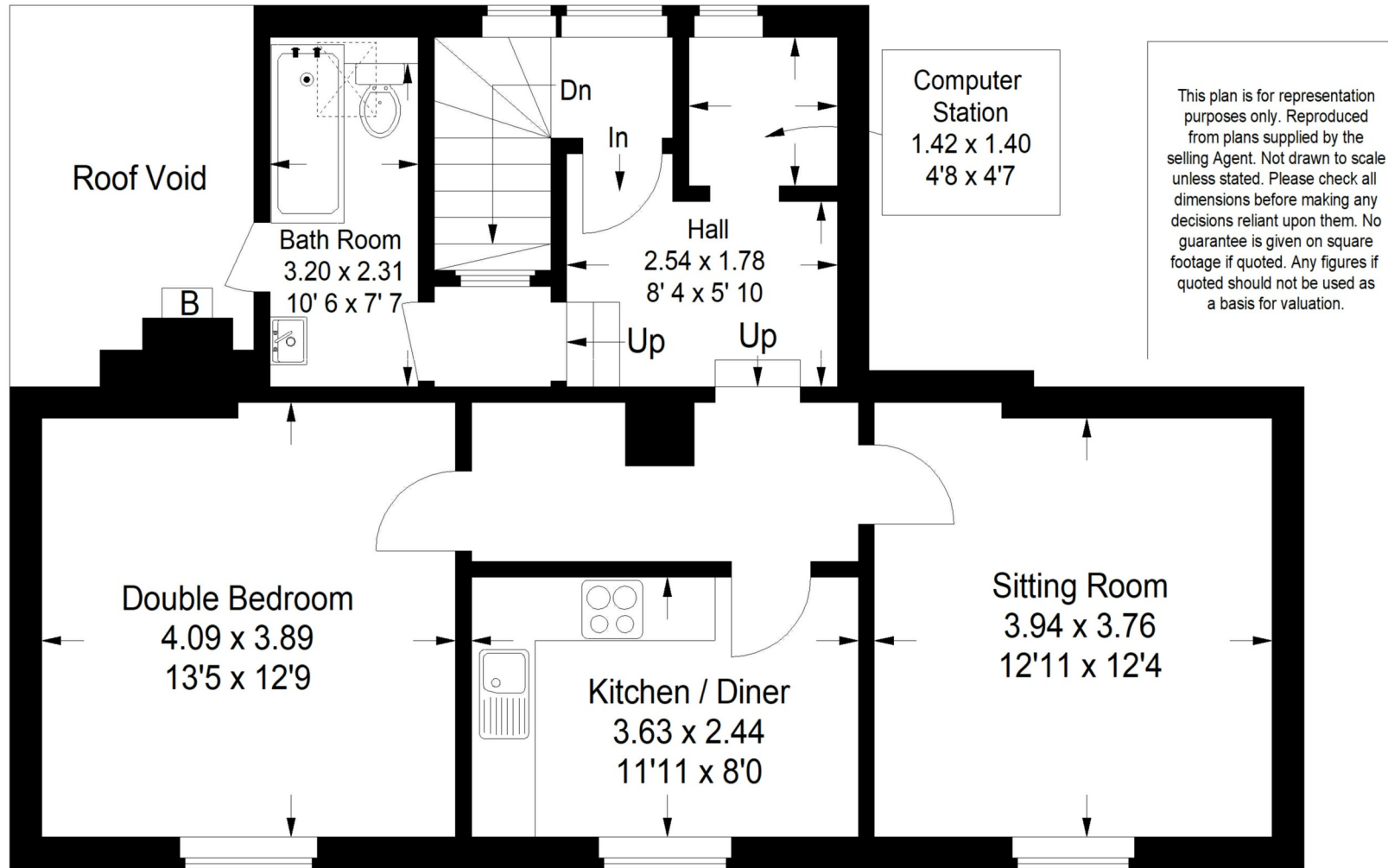
VIEWING

Strictly by prior appointment with Warren Powell-Richards



High Street, Alton

Approximate Gross Internal Area (Excluding stairwell)
60.8 sq m / 654 sq ft



EPC exempt

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

NOWKDa129020

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