



**5 Borovere Lane, Alton Hampshire GU34 1PB**

**Alton**

Guide Price  
**£130,000**



**Council Tax Band:** A

**Tenure:** Leasehold

**Property Type:** Studio

Purpose built ground floor studio apartment set in an elevated position within walking distance of the Town and the The Butts (a preserved historic) Green and the Sports Centre.

One of just five studio apartments in a purpose-built block, this home sits close by to the charming wooded embankment of the Watercress Steam Railway line. Inside, you'll find a bright kitchen, a fresh bathroom with shower, an airing cupboard plus additional storage, and a versatile living room/bedroom space with feature window and far reaching views. With double glazing throughout and electric heating this is a comfortable, low-maintenance home perfect for single professional seeking a convenient home close to local amenities and transport links, as an investment-rental property or an opportunity to purchaser your first home and get on the property ladder. There is allocated parking and allocated garden spaces/areas at the property.

Borovere Lane is a residential road conveniently located within easy walking distance of the French Horn Inn, a cosy, historic country gastro pub complete with an open fire and Alton's bustling town centre. The town hosts a weekly open-air market and a variety of specialist events throughout the year. The High Street offers an excellent selection of shops, including M&S, Sainsbury's, Boots and Iceland, along with a range of restaurants, hotels, bus services and a fitness club. The surrounding area benefits from an attractive network of footpaths and is close to The Butts Primary School. Nearby attractions include All Saints Church, The Butts, the Watercress Line, the sports centre, Chawton Park Surgery and the community hospital and In close proximity is Alton Station on the Waterloo Line, a Waitrose store, the town library, senior schools, HSDC Alton College and two golf courses.

- Ground Floor
- Studio Apartment
- Kitchen
- Refurbished Modern Shower Room
- Living/Bedroom Area
- Allocated Communal Garden
- Parking
- Walking Distance To Town
- The Butts Green 0.25 mile
- No Onward Chain

The leasehold tenure is on a 120 year lease from 24 June 1983. Current ground rent is £152 per annum. Maintenance charge comprises current cost of buildings insurance at £314.19 for the current period plus a contribution to communal electricity charges which are dependent on usage and ad-hoc maintenance as required.

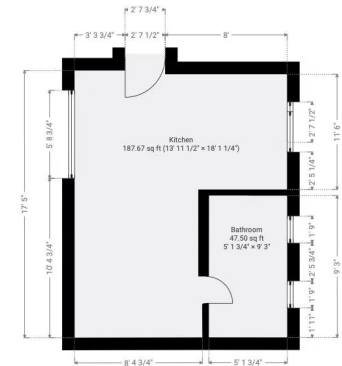






These particulars are provided for general guidance only and do not constitute an offer or contract. All descriptions, dimensions, floor plans and other details are given in good faith but should not be relied upon as statements of fact. Measurements are approximate and for illustrative purposes only. Prospective purchasers must satisfy themselves as to the accuracy of the information by inspection or by seeking independent advice.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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