

Flat 2, Swarthmore

59 High Street, Alton, Hampshire, GU34 1AB

Price Guide £179,500

warren
powell-richards



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Price Guide £179,500 Leasehold

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

Resplendent with high ceilings and sash windows, a finely proportioned character 1st floor 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
- Refitted kitchen/dining room
- Re-equipped Bathroom
- Double bedroom
- Hall, communal hall & courtyard garden

DESCRIPTION

Approached via a communal courtyard garden and an elegant communal hall with an entry phone system, this charming apartment is one of 3 totally individual conversion apartments in this period building. Enjoying a south easterly courtyard rear aspect, the property also displays tall skirting boards and picture rails with the benefit of a gas heating system including radiators and a Worcester Salus gas boiler. The good sized kitchen/dining room has extensive gloss cream and black fitted units with woodblock worktops, mosaic splashbacks and many soft closers incorporating a gas hob, hood, electric oven, split level microwave, concealed fridge, freezer, washing machine and tumble dryer. The bathroom has been refitted with a white suite, separate shower fitting, mirrored medicine cabinet, chrome heated towel rail, and downlighting. There are also several cupboards/storage areas whilst the allocated car parking space is the middle of the 3 beside the building at the rear, approached via the Turk Street public car park. Also pedestrian access to High Street via locked side gate.



LOCATION

Swarthmore 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

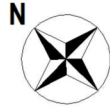
Band C East Hampshire District Council.

SERVICES

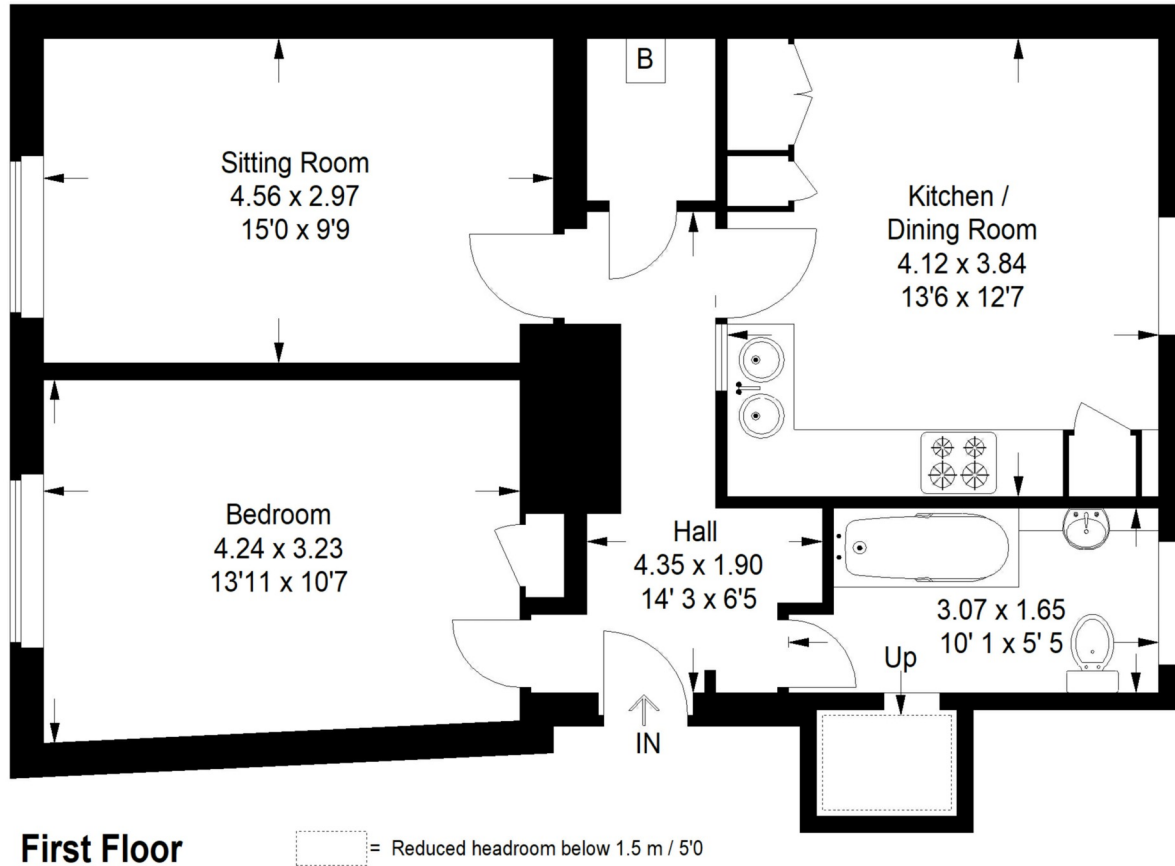
All mains services.



High Street, Alton



Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



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.

EPC exempt

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