

8 Wey River House

22 High Street, Alton, Hampshire, GU34 1FY

Price £164,950



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Price £164,950 Leasehold

- High Street location
- Station within 0.5 mile (Waterloo line)
- Basingstoke within 12.2 miles
- Waitrose, church & local footpaths nearby

A fantastic 2nd floor apartment in Alton town centre with allocated parking.

- Open plan kitchen/living room
- Juliet balcony to living room
- Double bedroom
- Modern kitchen with appliances
- Allocated parking space
- Water rates included in the service charge



DESCRIPTION

This stylish apartment offers luxury living space in the centre of Alton. The kitchen and bathroom have been fitted to a high standard and there is neutral décor throughout. There is a car park to the rear of the building with one allocated space. The apartment has the benefit of a new 125 year lease from 2014.



LOCATION

The property is located on the High Street where you will find, Sainsbury's and M&S stores, a market square, library, community centre, museum and gallery, coffee shops and restaurants, and churches of several denominations. As well as the station and the adjacent Waitrose store, local facilities include shops, St Mary's RC Church, Alton House Hotel, a real ale pub, dentists and a health centre. The outskirts afford the leisure centre and 2 golf courses. Also Alton has a network of interesting town footpaths with the 21 mile long Hangers Way starting beside neighbouring Paper Mill Lane.

DIRECTIONS

On Foot: From our office in the High Street proceed into town passing Boots Chemist on the corner of Market Street. Continue until reaching Goldfinch bookshop where the High Street entrance to the building will be on the left hand side

By Car: From the Queen Elizabeth Place mini roundabout at the Alton Station end of the town centre, proceed towards HSDC Alton College. At the Crown Hotel mini-roundabout, turn right still towards Alton College on Church Street. At the following mini-roundabout, turn left down Vicarage Hill where the entrance to the car park will be found on the left hand side.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band B - East Hampshire District Council

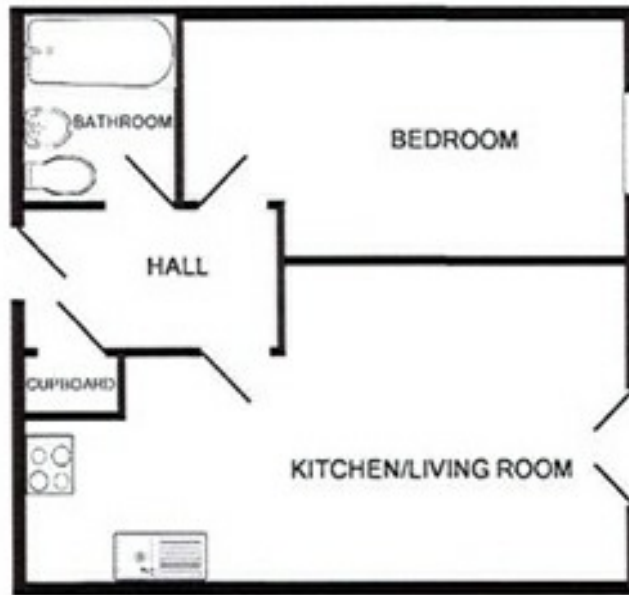


78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

VIEWINGS

Strictly by prior appointment with Warren Powell-Richards





TOTAL APPROX. FLOOR AREA 420 SQ. FT. (39.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 |
| <p>Not energy efficient - lower running costs</p> <p>102+ A</p> <p>(91-101) B</p> <p>(81-90) C</p> <p>(71-80) D</p> <p>(61-70) E</p> <p>(51-60) F</p> <p>1-50 G</p> <p>Not energy efficient - higher running costs</p> | |
| 52 | 52 |

England & Wales EU Directive 2002/91/EC

www.epcau.com

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