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# 23 York Mews

Alton, Hampshire, GU34 1JD

Price £275,000





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Price £275,000 Share of Freehold

- Waitrose & station within 0.35 mile
- Local shops, hotel & church
- High Street within 0.4 mile
- King's Pond & Watercress Line nearby

A privately located and impressive 2nd floor 2 double bedroom apartment in a prestigious Regency style 1988 development benefitting from a garage, uPVC double glazing and landscaped communal gardens. No onward chain.

- Fine drawing/dining room
- 2 double bedrooms
- Kitchen
- Refitted white bathroom
- Reception hall 10'9 x 7' max.
- Garage
- Chain-free sale
- Large boarded loft area

### DESCRIPTION

This spacious apartment enjoys natural light in all the rooms which are independently accessed from the reception hall. Additional characteristics include Classique style internal doors with moulded architraves and skirting boards, a decorative Adam style fireplace, electric heating, a Megaflo hot water system, power switchplates at a user friendly height and a communal entryphone system with an automatic door release. There is also the added benefit of a large loft area with light and access ladder. The communal hall enables access to the front and rear gardens along with the garage.





## LOCATION

York Mews lies between the town centre and the station, the apartment being in the south easterly corner of this private development, a no-through road, which consists of apartments of varying designs and sizes together with five town houses. The development has extensive tree studded communal gardens which adjoin the grounds of Alton House Hotel with the novelty of the Watercress Steam Railway Line forming the southerly perimeter. The neighbourhood has local shops on Normandy Street, King's Pond, churches (St Lawrence and St Mary's RC), a real ale inn, and doctors and dentists surgeries. Steeped in Civil War history, Alton also has Sainsbury's and M&S stores, further national stores, restaurants, a library, museum and art gallery, schools, further education college, a sports centre, fitness and bowls clubs, and, on the outskirts, two golf courses.

## DIRECTIONS

From the Sainsbury's mini-roundabout, proceed on Drayman's Way, Alton's inner relief road towards the station. Continue ahead at the next mini-roundabout. At the following Queen Elizabeth Place mini-roundabout, turn right onto Normandy Street. Then turn first right into York Mews.

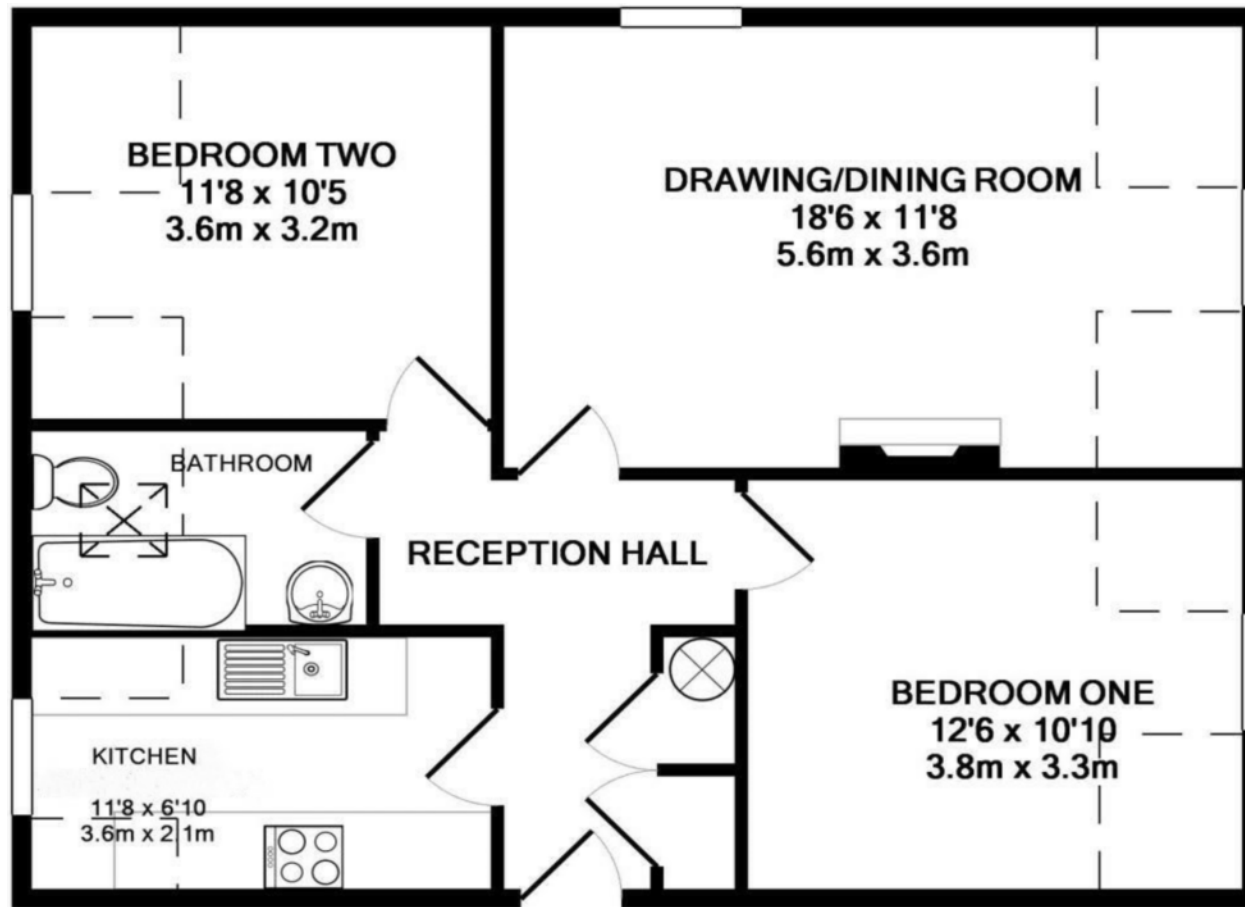
## COUNCIL TAX

Band C - East Hampshire District Council.

## SERVICES

Mains water, electricity and drainage.





TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 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
<small>Very energy efficient - lower running costs</small>			
(92-101)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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