

wpr

# 47 York Mews

Alton, Hampshire, GU34 1JD

Price £259,500



## 47 York Mews

Alton, Hampshire, GU34 1JD

Price £259,500 Share of Freehold

- Station & Waitrose within 0.35 mile
- Local shops
- High Street within 0.4 mile
- Kings Pond & Watercress line nearby

A well presented and privately located 2 double bedroom top floor apartment in a prestigious Regency style 1980's development benefiting from an allocated parking space, uPVC double glazing and landscaped communal gardens. No onward chain.

- Double aspect living/dining room
- 2 double bedrooms
- Kitchen & Bathroom
- Reception hall with storage cupboards
- Allocated parking space
- Fine lawned communal gardens

### DESCRIPTION

Tucked away in the premium development of York Mews, the property enjoys natural light in all the rooms which are independently accessed from the reception hall with its own storage cupboards. The well proportioned living/dining room further benefits from it's dual aspect giving it a light and airy feel. The kitchen and bedroom at the back of the property enjoy views to Kings Pond and the front enjoys views over the communal grounds. There is uPVC double glazing and electric heating together with an entryphone system with an automatic door release.



## LOCATION

York Mews lies between the town centre and the station, the apartment being on the South Easterly side 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 with the novelty of the Watercress Steam Railway Line forming the Southerly perimeter. The neighbourhood also has local shops on Normandy Street, Kings 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, health 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 Palace Cinema mini-roundabout, turn right onto Normandy Street. Then turn first right into York Mews.

## NB

1. Please note we understand there is a share in the freehold with the benefit of a previously acquired 999 year lease from 1st October 1987.
2. Photographs shown may include general scenes of the communal gardens and development.

## COUNCIL TAX

Band C - East Hampshire District Council.

## SERVICES

Mains water, electricity and drainage.

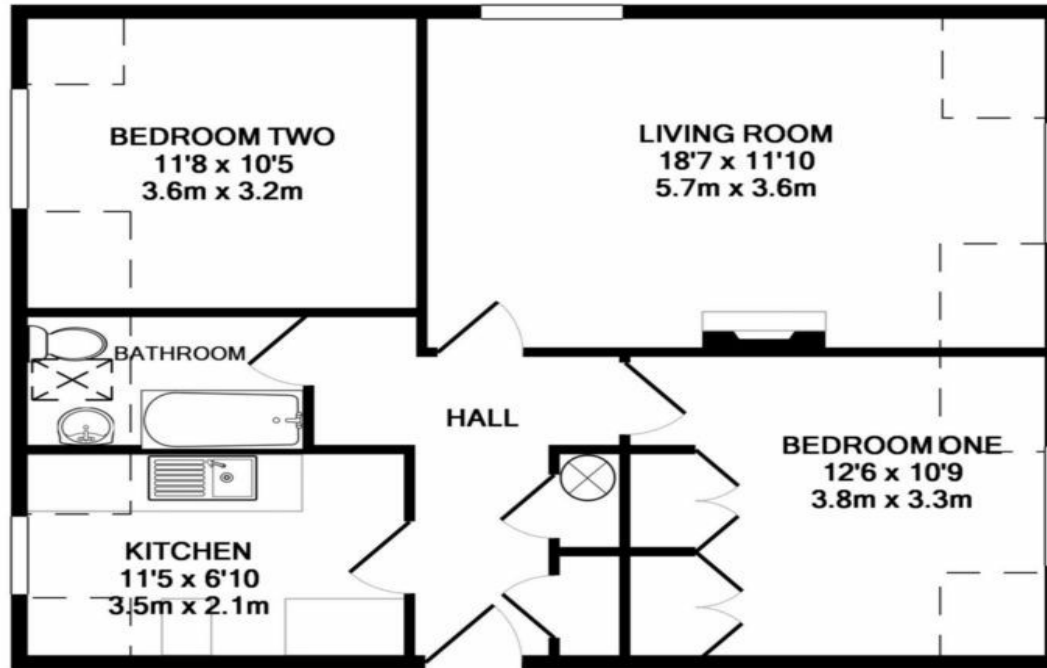


78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

Strictly by prior appointment with Warren Powell-Richards.





TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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  
Made with Metropix ©2011

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		73	78

England & Wales EU Directive 2002/91/EC

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.