

wpr

# 3 Plovers Way

Alton, Hampshire, GU34 2JJ

£289,950



## 3 Plovers Way

Alton, Hampshire, GU34 2JJ

£289,950 Leasehold

- Local shops, schools & Anstey Park
- Alton Station within 0.75 mile
- High Street within 1 mile
- Farnham 10 miles

A completely refurbished 2 double bedroom first floor maisonette also offered with its own private garden and nearby garage. No chain.

- Large living/dining room
- Stunning kitchen with appliances
- White bathroom suite
- Good size garden perfect for entertaining
- 2 double bedrooms
- Plenty of storage



## LOCATION

Plovers Way lies on the Northerly side of the historic market town of Alton. The neighbourhood is recognised for providing a shopping parade, Wooteys Junior and Infant Schools, Alton College and bus services. There is also a network of footpaths with Anstey Park's recreational facilities, a fitness club, Alton Convent School and open countryside beyond. The town has High Street shops, stores such as Sainsbury's, M&S, Iceland, Boots, Aldi and Waitrose, a station (Waterloo line), senior schools, a library, museum and gallery, a sports centre and, on the outskirts, 2 golf courses.

## DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the Alton Station side of the town centre, proceed away from the town towards Holybourne on Normandy Street, shortly becoming Anstey Road. After the Railway Arms Inn on the left, turn 5th left into Anstey Lane. Then turn second left. Turn 1st right into Plovers Way.

## TENURE

We understand the Leasehold interest is for 999 years from the 1960's. Ground rent £10 per annum.

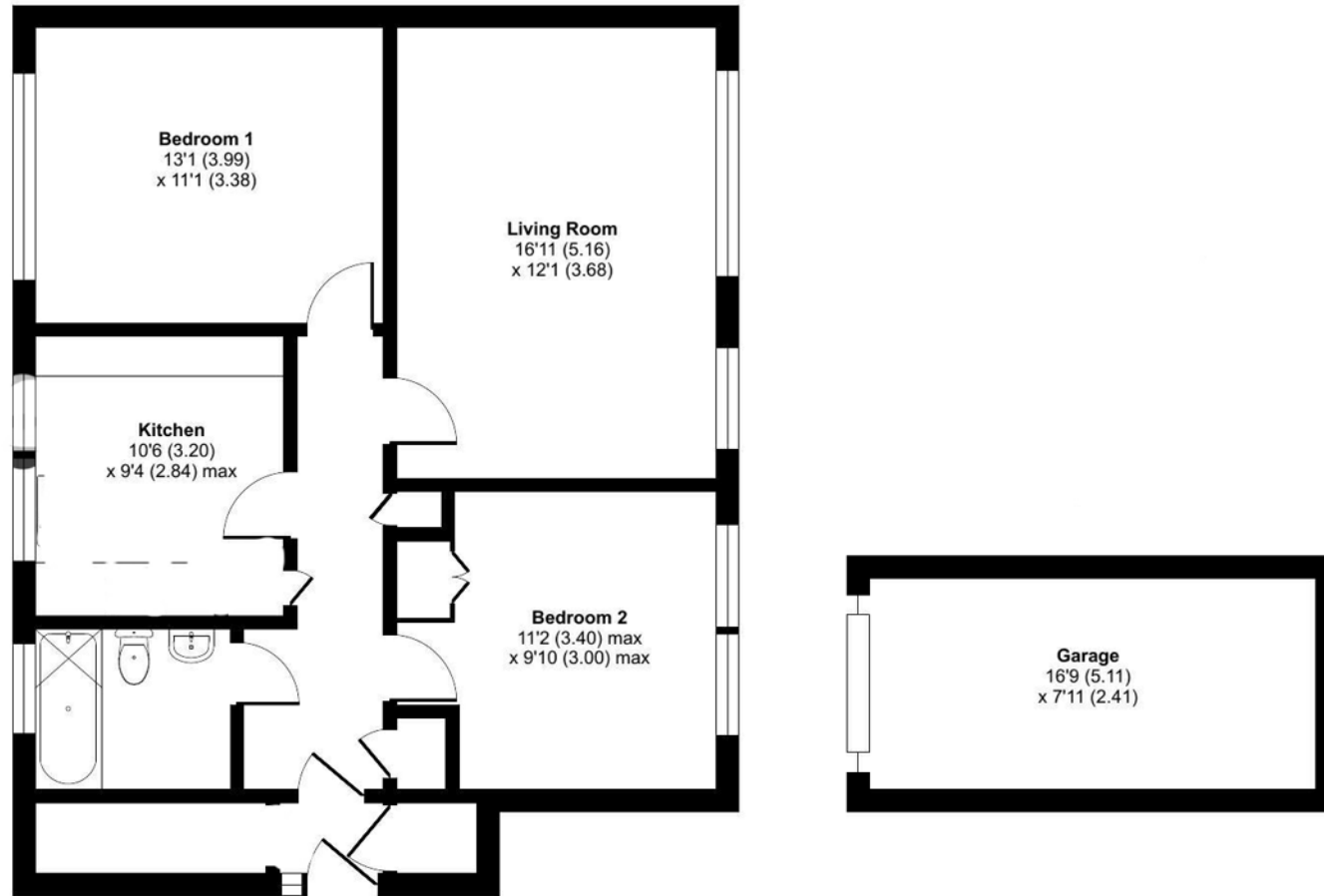
## COUNCIL TAX

Band B - East Hampshire District Council

## SERVICES

All mains services.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 986258

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.