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# Flat 5 Gregory's

Anstey Road, Alton, Hampshire, GU34 2QZ

Price £165,000



Flat 5, Gregory's  
Anstey Road, Alton, Hampshire, GU34 2QZ

Price £165,000 Leasehold

- Station within 200 yards (Waterloo line)
- Kings Pond nearby
- 0.30 mile to town centre
- Close proximity to Waitrose

Conveniently located close to the town centre and train station a top floor purpose built 1 double bedroom penthouse apartment with allocated parking. Chain free

- Living/dining room
- Double bedroom
- Kitchen, bathroom & entrance hall
- Entry phone system
- Allocated parking space
- Chain-free sale

#### DESCRIPTION

An interesting purpose built penthouse apartment with a telephone entry phone and an allocated parking space. This well presented property would suit first time or investment buyers and offers no onward chain. It has a real loft penthouse feel with some sloping ceilings with Velux style windows letting in lots of natural light. The accommodation comprises, personal entrance with curved staircase opening into the main reception room. From here there is access to the kitchenette and bedroom which then leads to the en-suite bathroom. Outside there is a communal garden and allocated parking to the rear of the block accessed via a driveway to the side.



## LOCATION

The Gregory's is a private development consisting of apartments of varying designs and lies just north of Alton Station (commuter rail service to Waterloo - minimum journey time 67 minutes). Additional local facilities include Waitrose, St Mary's RC Church, Alton House Hotel, a real ale pub, dentists, a health centre, and beyond the business park, Lidl, Aldi and retail stores. The town centre has High Street shops, Sainsbury's and M&S Foodhall stores, a market square, library, community centre, museum and gallery, coffee shops and restaurants, and churches of several denominations. The outskirts afford the sports centre and two golf courses. The interesting network of town footpaths is complemented by the spectacular 21 mile long Hangers Way path starting on neighbouring Paper Mill Lane.

## DIRECTIONS

Leaving Alton's town centre on Anstey Road, after passing the turning for Paper Mill Lane the modern block can be found a short distance on the right hand side. Parking is to the rear of the building.

## NB

For lease details, ground rent and maintenance charge, please ask the selling agents.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

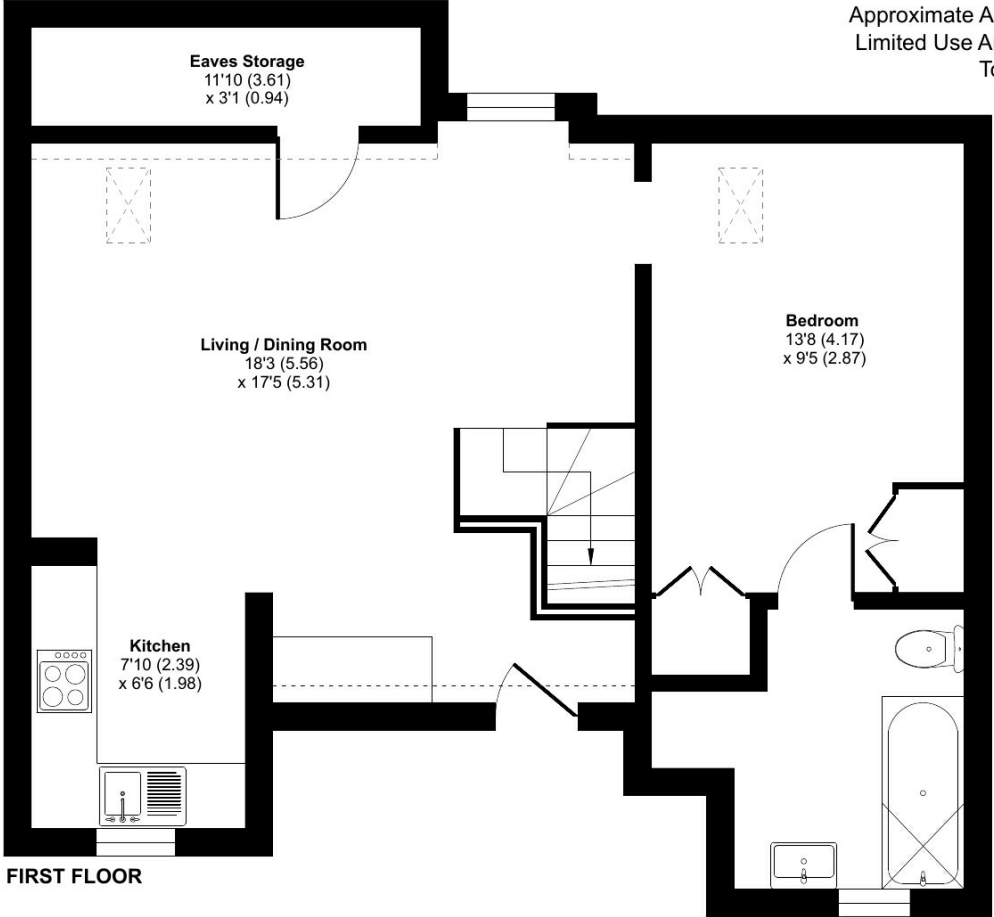
Band B - East Hampshire District Council



# Anstey Road, Alton, GU34

Approximate Area = 540 sq ft / 50.1 sq m  
 Limited Use Area(s) = 56 sq ft / 5.2 sq m  
 Total = 596 sq ft / 55.3 sq m

For identification only - Not to scale

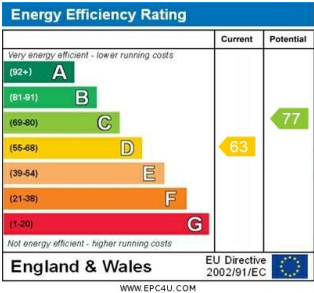


Denotes restricted head height

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Warren Powell-Richards. REF: 1121746



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