

Flat 2, 30 Winchester Road | Price £285,500

Four Marks, Alton, Hampshire, GU34 5HG

wpr



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Price £285,500 Leasehold

- Alton train station 6.6 miles
- Alresford 5.8 miles
- Winchester within 13 miles
- Road & rail routes to London

A well designed first floor apartment offering 2 spacious bedrooms in a convenient location. No onward chain.

- 2 Double bedrooms
- Modern kitchen/living room
- Parking space
- Garden
- No onward chain

DESCRIPTION

The apartment is set back from the Winchester Road in the very heart of Four Marks village. The spacious accommodation comprises; open plan living/dining space opening to kitchen, modern bathroom and two double bedrooms. Outside the property benefits from a parking space and a private lawned garden as well as a paved communal terrace. The property is located very conveniently being close to local amenities and beautiful open countryside. The property is offered to the market with no onward chain.



LOCATION

Four Marks village has a shopping centre which includes not only the new Co-operative mini-store below but also a Tesco Express, the BP garage with its M&S outlet, bakers, wine merchants, cycle shop and other traders. There are also bus services, doctors and vets surgeries, footpaths and the Watercress Line in the vicinity. Further village facilities include a primary school, a recreation complex, 2 churches, a golf course, garden centre, village hall, local societies and allotments. Alton, within 4.25 miles, is an historic market town with stores such as Sainsbury's, M&S Waitrose, a station (Waterloo line), a sports centre, a FE college and a programme of events. Alresford and the delightful Itchen Valley lie to the west with the surrounding villages providing walks and traditional inns.

DIRECTIONS

From Alton, take the A31 towards Winchester. Upon entering Four Marks, the flat is set back on the right shortly after passing Fairlight Gardens. There is an allocated marked parking space in the front easterly corner of the car park.

COUNCIL TAX

Band B - East Hampshire District Council.
Local authority - East Hampshire District Council,
Penns Place, Petersfield, Hampshire, GU31 4EX
Tel: 01730 266551 www.easthants.gov.uk

SERVICES Electric heating.

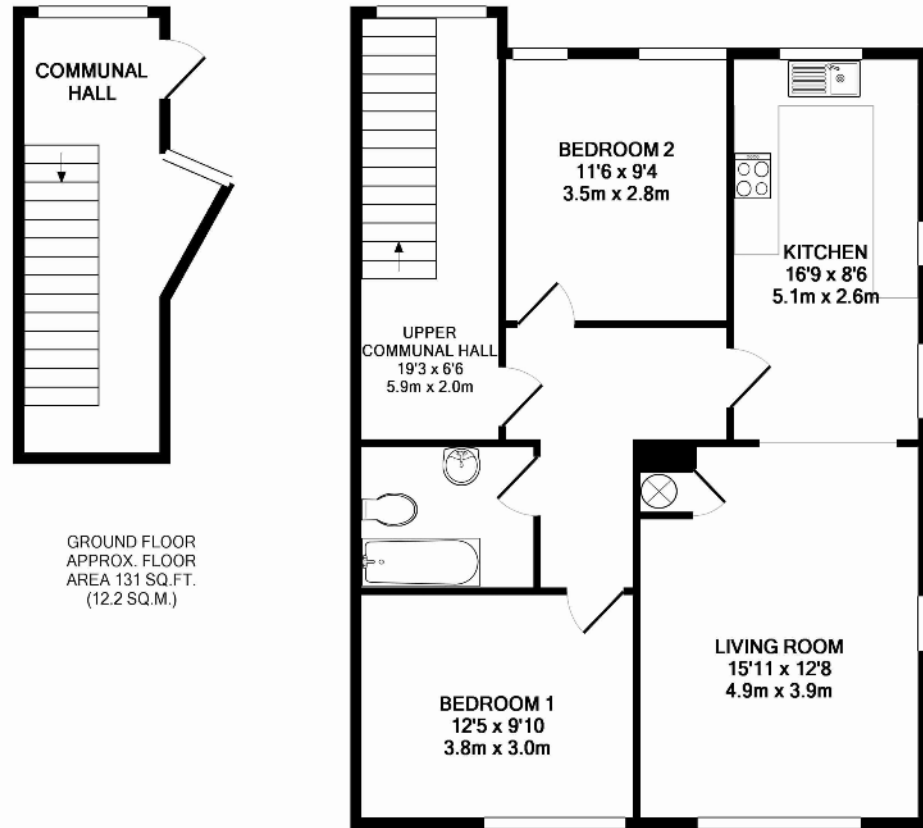


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VIEWING

Strictly by prior appointment with Warren Powell-Richards.





GROUND FLOOR
APPROX. FLOOR
AREA 131 SQ.FT.
(12.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 828 SQ.FT.
(76.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 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		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC

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

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