

Connells

The Cooperage Lenten Street
Alton

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Alton GU34 1HB

for sale guide price
£80,000







Property Description

Offered with no onward chain, this attractive first floor apartment is exclusively available to those over 60 and presents an ideal opportunity for those seeking a peaceful and well-maintained home. Perfectly suited for comfortable and convenient living, the property features a bright and airy lounge/diner, a modern fitted kitchen, and a stylishly refitted shower room. The double bedroom offers generous proportions and tranquil views, ensuring a restful retreat at the end of the day.

Set within a well-regarded development, residents can enjoy beautiful communal gardens, lounge and offering pleasant green spaces to relax and socialise throughout the year. Parking is available for both residents and visitors, providing easy access for guests and peace of mind for car owners, as well as the added benefit of a laundry room supplied with washing machine and tumbe dryers for residents.

This well-presented apartment combines independence with a real sense of community, all within a safe and attractive setting. Viewing is highly recommended to fully appreciate everything this delightful home has to offer—contact us today to arrange your visit.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may

recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Area

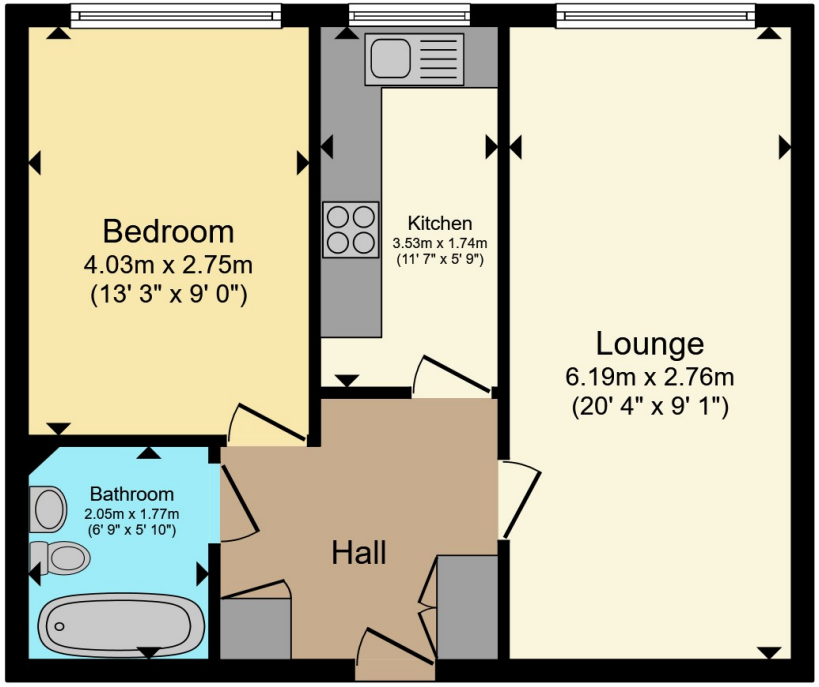
Surrounding the village are walks and bridleways which lead to the neighbouring villages and into Alton. Waitrose and Alton main line station - which provides services into London Waterloo in just over one hour - are just over one mile distant and just a little farther is Alton Town Centre with its wide range of amenities including Sainsburys, M & S Food Hall, Iceland, Boots, Superdrug, Costa, Nero, Grape Tree, Holland & Barratt and W H Smith. There are schools for all ages in the Town. The nearby A31 provides links to Farnham, the A3, M3 and Winchester.











Floor Plan

Total floor area 46.1 m² (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 3444.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK315111

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.