



2 Berehurst, Borovere Lane, Alton, Hampshire, GU34 1PA

A spacious, two-bedroom, 1st floor apartment overlooking beautiful courtyard gardens and within walking distance of local shops.

The Property

Entrance Hall

A well proportioned first floor apartment with garage.

Sitting/Dining Room

On entering the property, you go straight into a very spacious hallway, A stair lift is included but not fitted. Double doors leads into the light and airy sitting/dining room that has double aspect windows which also provides ample light into the hallway. The kitchen has a range of wall and base units with an electric hob, oven and extractor fan. It also has a freestanding dishwasher, washing machine, and fridge/freezer which are included in the asking price. There is also a stainless steel sink.

Kitchen

Two Double Bedrooms with built in wardrobes

Shower Room

Garage

999yr Lease (from 1984)

The shower room has a white WC, wash hand basin and shower cubicle. There is also a built-in cupboard.

No Ground Rent

The main bedroom has double aspect windows and a built-in wardrobe. Bedroom 2 also has a built-in wardrobe.

60+ Age Covenant.

The property has electric Economy-7 storage heating and double glazing throughout. A partially boarded loft, which is in the hallway is accessed via a folding ladder, which provides useful extra storage.

A single garage with light and power is located in a block nearby.

Guide Price: £ 230,000 (Leasehold)

Directions to Berehurst

From the A31 southwest of Alton take the A339 to the town centre. At the mini roundabout and immediately before the railway bridge turn right into Butts Road passing Butts Green on your left.

Take the next turning right into Borovere Lane passing Archery Rise on your right and after passing Vicarage Road on your left take the next turning right into Berehurst.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01420 768572 or 07384 112 719 (Mon-Fri 9am-5pm)



Sitting Room



Hallway



Kitchen



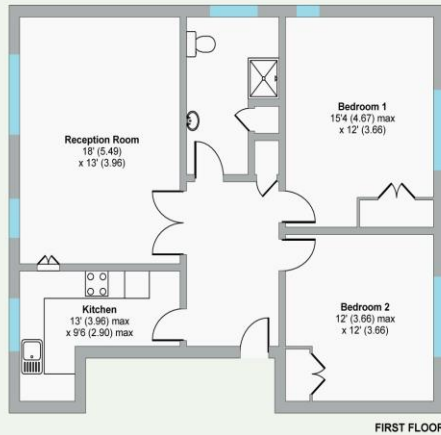
Bedroom 1



Bedroom 2



Shower Room



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Cognatum Property Limited REF: 536621



Tennis Court

Approximate Gross Internals: 80.6 m² / 868ft²

Service Charge: £8479 pa

Energy Performance Rating: C

Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Berehurst

No more than a third of a mile from the centre of Alton, Berehurst offers a mix of spacious two and three-bedroom cottages, apartments and bungalows, set around two courtyards landscaped with lawns, herbaceous borders and shrubs. The four acres of grounds beyond, bordered by a restored steam railway, are home to an all-weather tennis court and swimming pavilion with changing rooms.

Alton is an historic town with many fine buildings, dating from its days as a coaching route. Today it is a bustling centre with a good range of leisure facilities, shops and supermarkets, including Waitrose and Marks & Spencer. Transport links are good, with a mainline station in the town. Opportunities to walk abound, with the beautiful beech woods of Selborne Common and the whole of the South Downs right on your doorstep and the estate itself offering fine views over the town and surrounding countryside. The area is also home to a number of interesting museums and galleries, in addition to the houses once lived in by authoress Jane Austen and the ornithologist Gilbert White.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in every property and Resident Estate Managers are available to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.

Services and Amenities at a Glance



26 PROPERTIES
BUILT 1992



4 ACRES



RESIDENT
ESTATE
MANAGER



GARDENER



SWIMMING
POOL



TENNIS
COURT



The central courtyard gardens



Alton High Street



Watercress line



Jane Austen's House

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

