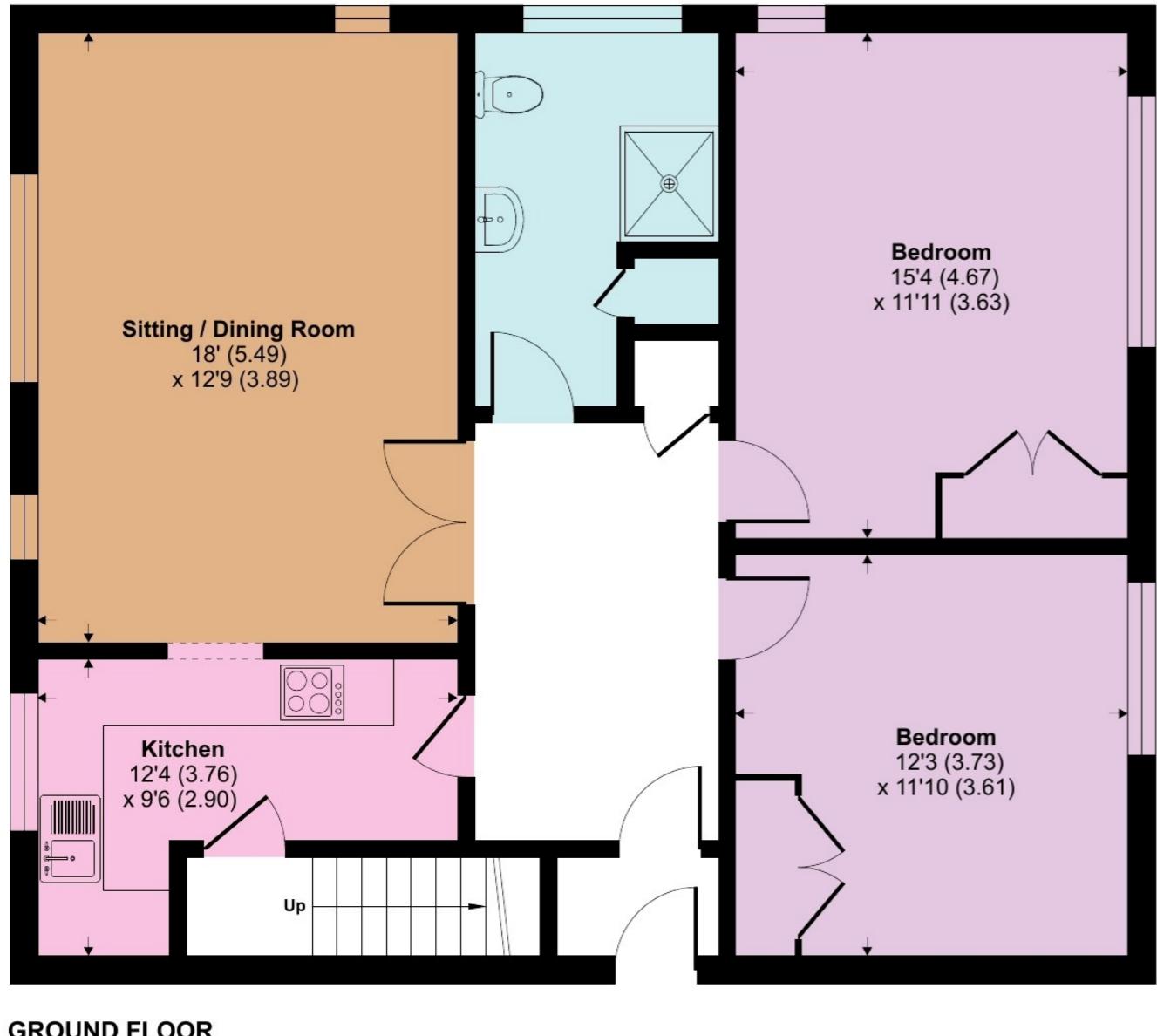




Berehurst, Alton, GU34

Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale



GROUND FLOOR



BEREHURST, ALTON, HAMPSHIRE, GU34

Guide Price £220,000

This ideal first floor two bedroom apartment with garage is set within a well managed Cognatum estate. Ideally located in the sought after town of Alton, it is within easy walking distance of local shops and amenities.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

Two double bedrooms

Walking distance to shops

Garage

Communal gardens and sports facilities

960 years remaining on lease

No chain

DESCRIPTION

Discover this well presented first floor apartment in the highly sought after Berehurst development, offering an appealing blend of comfort, convenience, and lifestyle.

The property includes two well proportioned double bedrooms, a bright living room, a well equipped kitchen, and a modern shower room, all maintained to a good standard.

Set within attractive communal grounds, residents enjoy superb onsite amenities, including a private garage, swimming pool, and tennis court. As a fully managed Cognatum estate, services include building maintenance and insurance, window cleaning, refuse collection, and meticulous care of the gardens and grounds. Each home features a personal alarm system, and Resident Estate Managers provide support as needed.

Estate costs are shared equally among residents, with the only occupancy requirement being that at least one resident is aged 60 or over, fostering a friendly and likeminded community.

Additional benefits include Economy 7 storage heating, full double glazing, and a partially boarded loft with ladder access for valuable extra storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Service Charge: £8,480 per annum
Ground Rent: £0

LOCATION

Berehurst is situated in this prestigious position, approximately 1/3 mile from the centre of Alton. The thriving market town has a good range of independent shops, supermarkets (including Waitrose and Marks & Spencers), and an excellent sports centre. There are active football, rugby, cricket and other sports clubs and nearby Anstey Park or The Butts are very convenient for dog walking. The railway station provides a regular service to London Waterloo in just over one hour.

Less than a mile from the flat, the Chawton Park area offers a number of excellent facilities, including Chawton Park Doctor's Surgery. In this area you will also find a brand new sports centre, as well as indoor and outdoor bowls clubs. The Watercress line also passes adjacent to the estate, a heritage railway offering steam locomotive rides between Alton and Alyresford.

More extensive shopping, recreational and cultural facilities can be found in Farnham (about 8 miles), Basingstoke (12 miles), Guildford (about 20 miles) and Winchester (about 19 miles). Nearby Alice Holt Forest provides acres of woodland for walking, biking as well as Go Ape, various children's trails and play areas.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band E

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances, curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.