



All enquiries Ref: Thomas Mason



**■ Leasehold ground floor self contained flat requiring updating/modernisation**

**Location:**

The property is situated off Chawton Park Road opposite Alton Sports Centre. Public transport links are well provided with Alton Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities, bars, and restaurants can be found locally within Alton, and nearby recreational pursuits include Alton Sports Centre and Skatepark.

**Accommodation:**

Two bedrooms, reception room/kitchen, bathroom/WC  
Outside: Rear garden

**EPC rating:** C

**Council Tax Band:** B

**Lease:**

To be sold on a new 990 year lease – for further information please refer to the legal documentation

**Note 1:**

All services are disconnected and it is the buyers responsibility following completion to have the services re-connected by correctly qualified engineers. No warranties or guarantees are given as to the condition of the heating system or any services, the buyer must rely on their own inspection and enquiries.

**Note 2:**

The sellers' solicitors have advised that the search results will expire prior to completion. Prospective purchasers are deemed to have full knowledge of this prior to bidding and must rely upon their own enquiries in this respect.

**To view:**

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

