



42 Lapwing Way, Four Marks, Alton, Hampshire. GU34 5FD.
Guide Price £275,000

- Spacious 1st floor apartment
- Popular village location
- Garage and parking
- Small garden area
- Bathroom and en-suite shower
- Two double bedrooms
- Large living/kitchen/dining room
- No chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

Description

A spacious and well presented first floor apartment. The generous accommodation includes a large, open plan, kitchen/living/dining room, two double bedrooms with fitted wardrobes, ensuite shower room and family bathroom. Benefits include gas central heating with a 2 year old boiler, sealed unit double glazing, numerous storage cupboards, a small garden area, allocated parking and a garage. Built in 2010, the property is situated within the Meadowbrook development, close to the heart of Four Marks village. This popular village offers local shops and amenities, doctors surgery, golf course, recreation ground, primary school and garden centre.

The property is leasehold with 140 years remaining. Estate/maintenance charges are £1146 per annum. Ground rent is £455 per annum and won't be reviewed until 2039. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Directions

Sat Nav Ref: GU34 5FD

Tenure

Leasehold

Local Authority

East Hants
Band C

797 sq.ft. (74.0 sq.m.) approx.



SQM NOT INC. GARAGE
TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.