



Flat 2, Beaumont Court, Vicarage Hill, Alton, Hampshire. GU34 1FE.  
Guide Price £229,950

- Ground floor apartment
- En-suite to main bedroom
- Gated allocated parking
- Modern electric kitchen
- No chain
- Two double bedrooms
- Built-in wardrobes
- L-shaped living space
- NO PETS
- Leasehold with share of Freehold

## Description

Conveniently located near the town centre and within easy reach of the train line offering direct links to Waterloo, this ground floor two-bedroom apartment is designed for practical and comfortable living. At the front of the property, an L-shaped kitchen and living room provide a functional and sociable space, complete with an electric hob and oven. An inner hallway connects the main living area to two rear-facing bedrooms, a storage cupboard, and the main bathroom. The primary bedroom benefits from its own en-suite shower room and offers direct access to a gated car park, where an allocated parking space is provided. The second bedroom includes built-in wardrobes, adding to the apartment's practical appeal. Located within walking distance of the library and close to various local amenities, the property is ideal for those seeking convenience in a well-connected area. No pets allowed under the Head Lease.

## Directions

SAT NAV - GU34 1FE

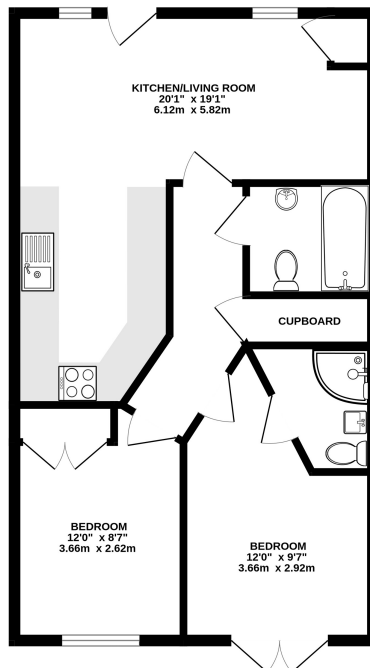
## Tenure

Leasehold with share of freehold - 990 Years Remaining On The Lease. No Ground Rent. Service Charge - circa £372.90 a quarter which includes buildings insurance. 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.

## Local Authority

East Hampshire  
Band C

570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Metropix 03/20

For clarification we wish to inform prospective purchasers/tenants 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.