



No. 25 is on the left

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

A spacious, two-bedroom, ground floor apartment on a prestigious development with an indoor swimming pool.

25 Berehurst

Guide Price
£249,950 (Leasehold)

Entrance hall • shower room • open plan sitting / dining room • refurbished kitchen
• two double bedrooms • 2nd bedroom with en-suite wc • patio garden • garage

The Property

25 Berehurst is a well designed, ground floor apartment with a security entry phone system. There is a shower room off the entrance hall as well as a large storage cupboard. Double doors lead into the light and spacious open plan sitting / dining room which has a feature fireplace and is dual aspect, including a south facing bay window. The fitted kitchen has been fully refurbished and includes a range of modern floor and wall units with a built-in Neff double oven, hob and microwave.

The master bedroom has dual aspect windows and fitted wardrobes. The 2nd bedroom has an ensuite wc with hand basin.

There is electric storage heating and double glazing throughout the apartment and a single garage, with light and power, is located in a block close by.

There is a small, south facing, patio at the front of the property which overlooks the landscaped courtyard gardens.

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.

999 year lease (from 1984), no ground rent and 60+ age covenant.

For viewings please call the Estate Manager 01420 768572



Sitting Room



Dining Area



Kitchen



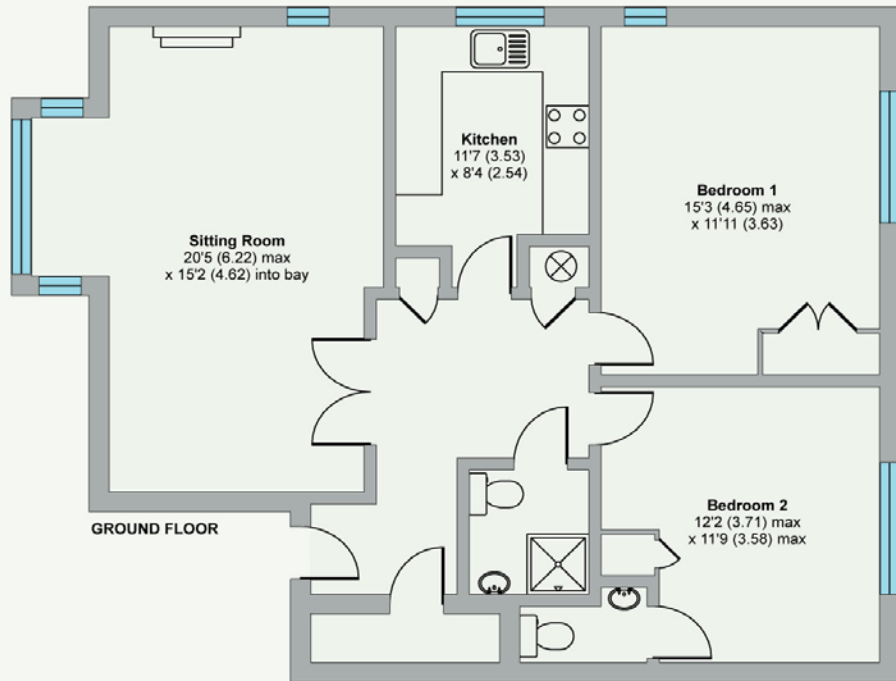
Bedroom 1



Bedroom 2



Shower Room



View to the front of the property

Approximate gross internals: 82.4 m² / 887 ft² Condition Code: B

Energy Performance Rating: D (58) Council Tax Band: E

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



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TENNIS
COURT



Alton High Street



The Watercress Line



Jane Austen's House

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