

94 Adams Way

Alton, Hampshire, GU34 2UZ

Price Guide £160,000

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Price Guide £160,000 Leasehold

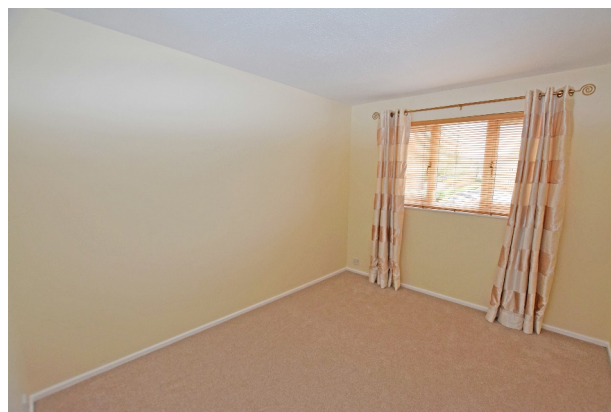
- Very close to Waitrose & Station
- Waterloo journey time approx. 67 minutes
- High Street within 0.6 mile
- Anstey Park 0.3 mile
- Swift & easy access to A31

A beautifully presented purpose built first floor one bedroomed flat set in a pleasing residential area with private parking. Chain Free.

- L-shaped living room with south easterly aspect
- Semi open plan kitchen with appliances
- Double bedroom
- Shower room with underfloor heating
- Car parking space at front of property
- Communal gardens
- Electric heating with double glazing
- Share of leasehold

DESCRIPTION

The property is an immaculate first floor apartment set within a purpose built block constructed, we believe in the mid 1980s. The apartment comes with a security entrance phone, well tended common areas which include a southerly orientated communal garden and designated parking. The well equipped kitchen with ceramic hob, oven and grill is semi open plan to the living area and the carpeting has been replaced throughout the appropriate areas. Before the recent refresh the property was let and as a consequence the EICR was regularly updated. The property also boasts double glazing.



LOCATION

The property lies towards the end of a no-through road, which consists of houses and apartments of varying designs and sizes together with two retirement schemes. The neighbourhood includes a Waitrose store by the station, sports facilities at Anstey Park, a corner shop, St Mary's RC Church, a micro brewery inn, and doctors' and dentists' surgeries. Within 0.5 mile is the Georgian splendour of Alton's High Street progressing to individual and multiple shops, stores such as Sainsbury's and M&S, a library and an interesting network of town footpaths and alleys. The town also has a programme of events and farmers markets, retail parks, a sports centre and 2 golf courses on the outskirts.

DIRECTIONS

From the mini-roundabout at the railway station end of Drayman's Way/Orchard Lane, the town centre's inner relief road, proceed away from the town on Normandy Street shortly becoming Anstey Road. Pass the Alton House Hotel and the roads leading to the station on the right. Then turn right shortly after the Wilson Practice Health Centre into Adams Way. Proceed down eventually bearing left where the apartment is in the middle block.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B - East Hampshire District Council.



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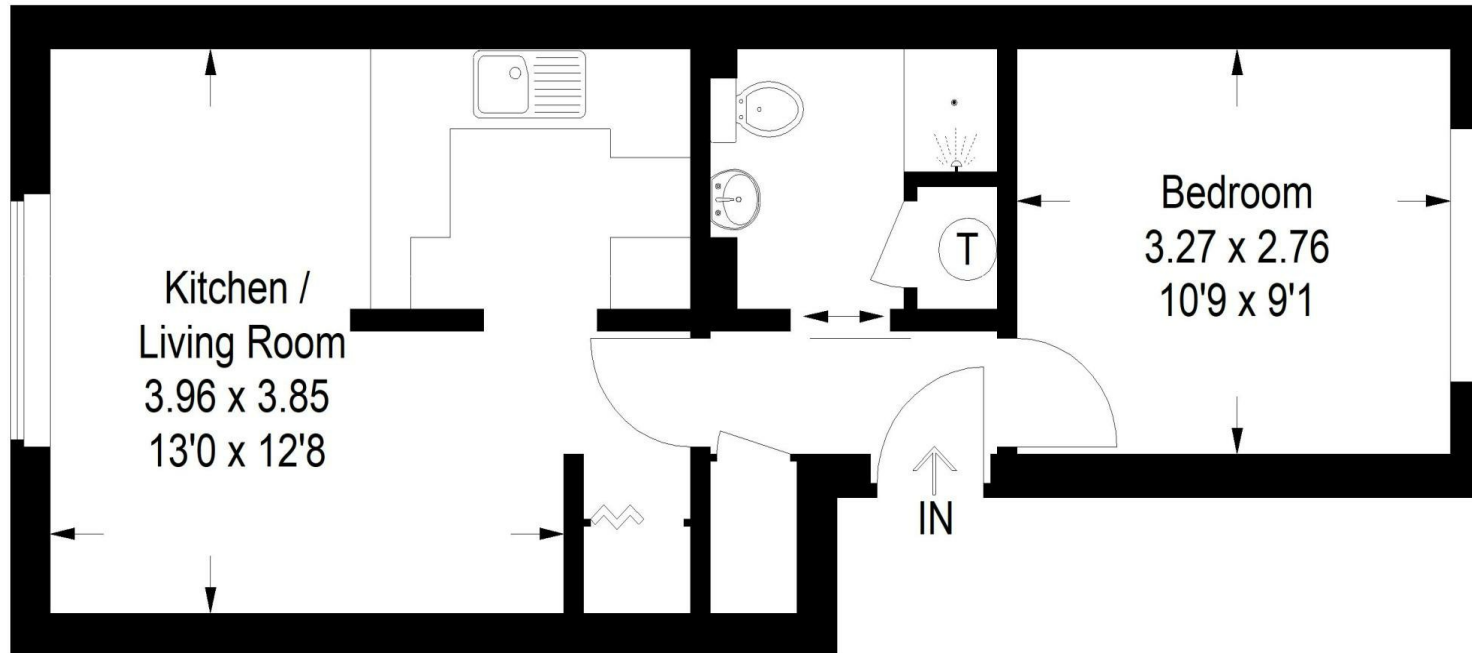
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Adams Way, Alton

Approximate Gross Internal Area
35.5 sq m / 382 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.

Energy Efficiency Rating	
Current	Potential
Best: Most efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Worst: Least efficient - higher running costs	
75	81

England & Wales EU Directive 2002/91/EC