

68 Adams Way
Alton, Hampshire, GU34 2UY

Price £122,500

wpr



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Alton, Hampshire, GU34 2UY

Price £122,500 Leasehold

- Waitrose, Station & doctors surgery nearby
- Also bus services & The Railway Arms
- High Street within 0.5 mile
- Also Curtis Museum & Allen Gallery

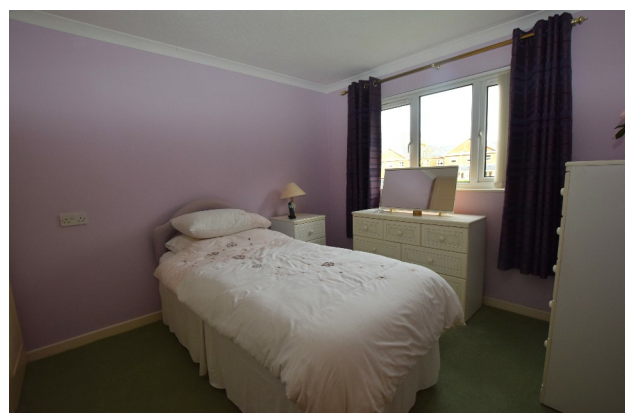
A ground floor 1 double bedroom retirement maisonette enjoying a twin aspect over the landscaped, lawned gardens and parking square in a private age exclusive scheme

- Lounge/dining room
- Double bedroom with fitted wardrobes
- Modern shower room
- Brand new electric heaters to the lounge & bedroom
- Residents' & visitors' parking & Drs surgery next door
- Extensive communal grounds
- Chain-free sale

DESCRIPTION

The development was built and created in 1986 by Laing Homes Ltd. With the age restriction that a purchaser is at least 60 years old. This well presented and updated apartment enjoys a pleasant south westerly aspect over the landscaped central square from the living room. The property benefits from brand new electric heaters to the lounge and bedroom together with double glazing throughout and both the kitchen and shower room have been updated by the present owner.

There is a Tunstall calling system together with emergency pull cords to each room. The communal gardens lead to an outside drying area and a secure gate for the health centre and pharmacy.



LOCATION

Set within lovely extensive gardens with 3 areas of associated residents' parking, the apartment is in a complex of 48 apartments and maisonettes lying to the north eastern side of Alton's historic town centre. The station has a direct line to Waterloo (minimum journey time 67 minutes) with other neighbourhood facilities including a Waitrose store, shops, the Alton House Hotel, Wilson Practice Health Centre and Anstey Road Pharmacy, the adjacent Brendoncare complex with its respite and long term care facilities, St Mary's RC Church, a vets and King's Pond. The High Street has major shops such as M&S, Boots and Iceland with Sainsbury's just beyond. The town also has weekly and specialist open air markets, interest societies, churches of several denominations, Alton HSDC College, a retail park, sports centre, a network of footpaths and, on the outskirts, 2 golf courses.

DIRECTIONS

From the new Queen Elizabeth Place mini-roundabout at the eastern end of Drayman's Way/ Orchard Lane, the town's inner relief road, proceed away from the town on Normandy Street becoming Anstey Road. After passing the Alton Health Centre/ Anstey Road Pharmacy on the right, turn next right into Adams Way. Turn first right into the parking quadrangle where the apartment is beyond the car park towards the right hand corner.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

TENURE

Leasehold - the purchaser will benefit from a new lease on completion. Peppercorn ground rent. Apply for details of the service charge payable

NB

Photographs displayed may include the extensive communal gardens.



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VIEWING

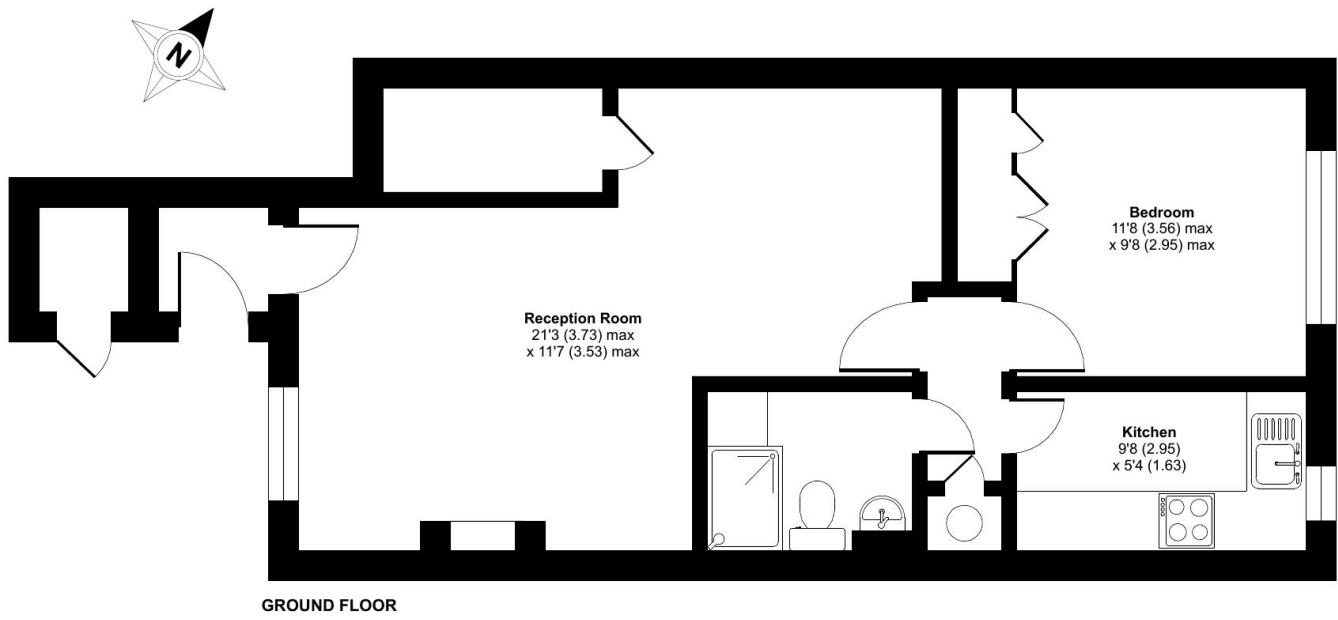
Strictly by prior appointment with Warren Powell-Richards



Adams Way, Alton, GU34

Approximate Area = 540 sq ft / 50.2 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023. Produced for Warren Powell-Richards. REF: 1059903

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	81
England & Wales	
EU Directive 2002/91/EC	

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CKKD321132

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