

wpr

# 20 The Lamports

Alton, Hampshire, GU34 2QU

Price £230,000





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Price £230,000 Leasehold

- Waitrose & Watercress Line adjacent
- Also station (Waterloo min. 67 minutes)
- High Street within 0.6 mile walk
- King's Pond & Hangers Way nearby

A well arranged 2 double bedroom first floor apartment featuring an en-suite, balcony, undercroft car parking space, and a communal lift and stairs in a highly convenient cul-de-sac

- Living room main area 23'5 x 11'8 max.
- French doors to balcony
- En-suite & bathroom
- Kitchen & reception hall
- No. 20 undercroft car space
- Communal gardens by Wey stream
- Chain-free sale

### DESCRIPTION

Highly convenient for trains to Waterloo and a myriad of town facilities, the apartment was built in 2003 by well known developers, Linden Homes Southern Ltd., to a high specification. Expertly planned and centred upon the reception hall, characteristics include uPVC double glazing and trickle vents, smooth finished ceilings (coved to the living/dining room and master bedroom), a generous supply of cupboards and power sockets, ash theme internal doors (glazed panelled effect to the living/dining room) with moulded architraves and skirtings, and white sanitaryware with shower fittings, shaving lights and independent extractor fans to both the bathroom and the en-suite. Heating is via a gas system with radiators, majority TRVs and a Baxi combination boiler. There are maple style cupboards and drawers, a one-and-a-quarter bowl single drainer sink, electric hob, hood, electric oven, plumbing for a washing machine, space for a fridge/freezer, and separately switched extractor fan in the kitchen.





Served by a communal entry phone system with an automatic door release, light and airy communal halls, stairs and a lift, externally the numbered 20 undercroft car space is within the block with the communal gardens bordering the footpath and the Wey stream.

### LOCATION

The Lamports, consisting of three detached blocks, is situated beside the Wey stream between Alton Station and Mill Lane business park. Fortunately, the Waitrose store and several small businesses are within the station area whilst the neighbourhood also has a network of footpaths, King's Pond, local shops, St Mary's RC Church, Alton House Hotel, a health centre, dentist and the Palace Cinema. An old market town renowned for its connections with Jane Austen, the English Civil War and brewing, Alton has individual and multiple shops including Boots, Iceland, M&S and Sainsbury's, regular street and specialist markets, cafes and bars, a library, fitness clubs, museum and gallery, interest societies and a further education college. There are also schools, a sports centre, retail park and two golf courses on the outskirts.

### DIRECTIONS

From the Palace Cinema mini-roundabout at the eastern end of Drayman's Way/ Orchard Lane, Alton's inner relief road, proceed towards Alton Station on Normandy Street away from the town. After the Alton House Hotel and St Mary's Church, turn right into Papermill Lane (B3004) towards Kingsley. After the railway bridge, turn first left into The Lamports. The apartment is in the first detached block.

### NB

1. Leasehold on a 125 year lease from 1st January 2003. Ground rent currently £125 per annum. Please apply for maintenance charge details.
2. We have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis.

### COUNCIL TAX

Band C - East Hampshire District Council.

### SERVICES

Mains water, electricity and gas. Drainage plant.

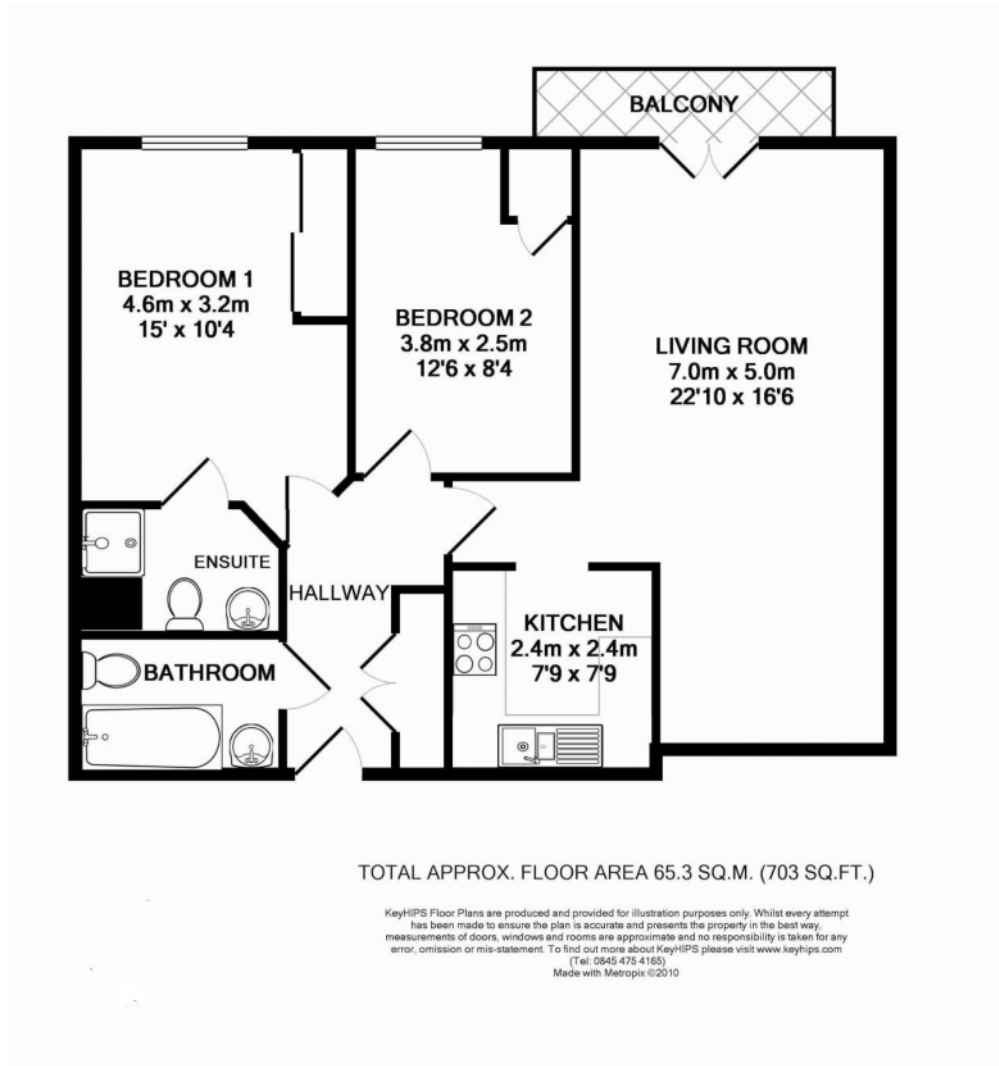


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### VIEWING

Strictly by prior appointment with Warren Powell-Richards





Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C	79	81
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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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.