

28 The Lamports

Alton, Hampshire, GU34 2QU

Price £240,000

wpr



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Price £240,000 Leasehold

- Alton Station & Waitrose store adjacent
- Commuter trains to Waterloo min. 67 minutes
- High Street within 0.6 mile walk
- Streamside walks & King's Pond at hand

Occupying a prime corner setting in a prestigious development, a 2 double bedroom second floor apartment with a sun balcony overlooking the Wey, an en-suite, car parking space, and a communal lift and stairs

- Living/dining room 24'1 x 11'9 max.
- French doors to sun balcony
- En-suite & bathroom
- Kitchen & reception hall
- No. 28 car parking space
- Communal gardens by Wey stream

DESCRIPTION

Taking advantage of both south westerly and south easterly aspects with rooftop views, the well proportioned and arranged apartment is highly convenient for trains to Surrey and Waterloo as well as numerous facilities in the town, and was built by well known developers, Linden Homes Southern Ltd., in 2003 to a high specification. Centred upon the reception hall with its large storage cupboard, features include uPVC double glazing with night ventilators, smooth finished ceilings (coved to the living/dining room and master bedroom), ash theme internal doors (glazed panelled effect to the kitchen) with moulded architraves and skirtings, and white sanitaryware with a Triton T80 shower fitting to the en-suite and a mixer/shower attachment to the bath. The gas heating system has radiators, majority TRVs and a Baxi combination boiler. There are beech effect cupboards and drawers to the kitchen integrated with a one-and-a-quarter bowl stainless steel single drainer sink, Bosch electric hob and hood,



and a Logik electric oven, with plumbing for a washing machine and slimline dishwasher, space for a fridge/freezer, chrome finished bar handles and an independent extractor fan.

Served by a communal entry phone system with an automatic electric door release, light and airy communal halls, stairs and a lift, the apartment affords a secure environment with the communal gardens bordering a footpath and the Wey stream.

LOCATION The Lamports, consisting of three detached blocks, this apartment being in the first, south western block, is situated beside the Wey stream between Alton Station and the 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, a retail park with an Aldi store, 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, 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 Leasehold on a 125 year lease from 1st January 2003. Ground rent currently £125 per annum. Please apply for maintenance charge details.

COUNCIL TAX Band C - East Hampshire District Council.

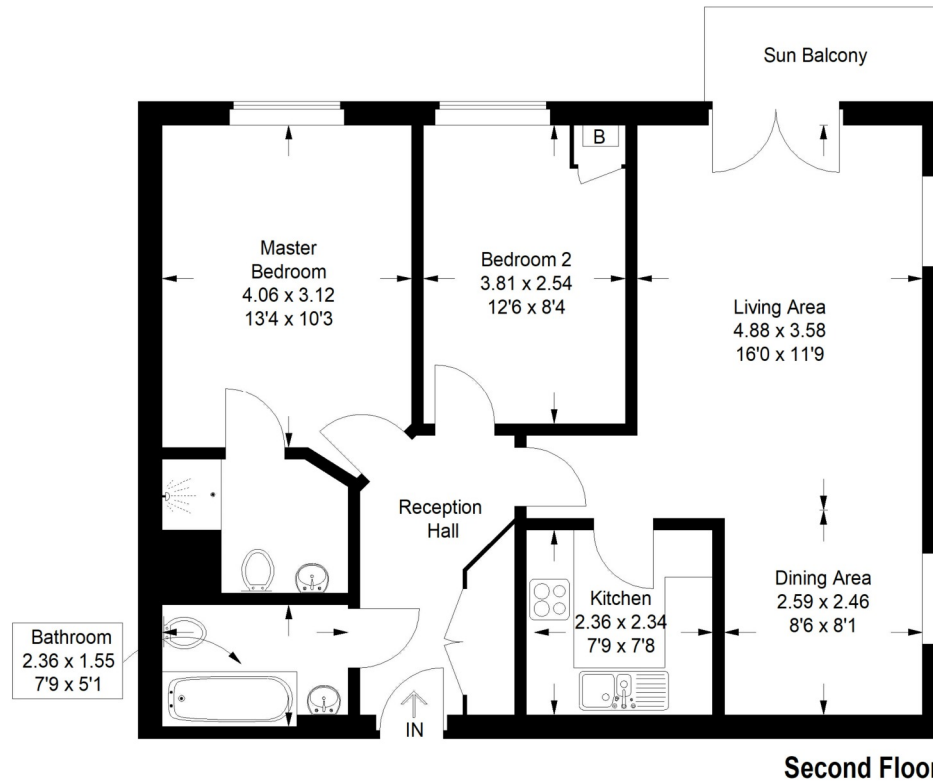
SERVICES All mains services.



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VIEWING
Strictly by prior appointment with Warren Powell-Richards





The Lamports

Approximate Gross Internal Area
= 65.4 sq m / 704 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)	82	83
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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