

92 Adams Way
Alton, Hampshire, GU34 2UZ

Price £160,000

wpr



92 Adams Way

Alton, Hampshire, GU34 2UZ

Price £160,000 Leasehold

- Waitrose & Station nearby
- Waterloo min. journey time 67 minutes
- High Street within 0.6 mile
- Anstey Park 0.3 mile

A purpose built first floor 1 double bedroom apartment conveniently situated in the vicinity of Alton Station (Waterloo line) and the Waitrose store within the Anstey area of the town. Chain Free.

- L-shaped living room
- Open plan kitchen
- Double bedroom
- Shower room
- Car parking space
- Communal gardens
- Electric heating & double glazing
- Share of Freehold

DESCRIPTION

This first floor apartment is light and airy and enjoys a south easterly outlook to the rear from the open plan kitchen/living area. The kitchen comes complete with a cooker, washing machine, fridge, plenty of work surface and breakfast bar. There is a double bedroom at the front of the property, shower room with linen cupboard and a further storage cupboard in the hallway. The apartment also benefits from electric heating and double glazing throughout.

There is an allocated car parking space in the car park directly to the western side of the block together with a communal grass area benefiting from washing lines.



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.

TENURE

The leasehold is on a 125 year lease from 01 January 1985 at a peppercorn ground rent and share of freehold. Please apply for details regarding the maintenance charge.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B - East Hampshire District Council.



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

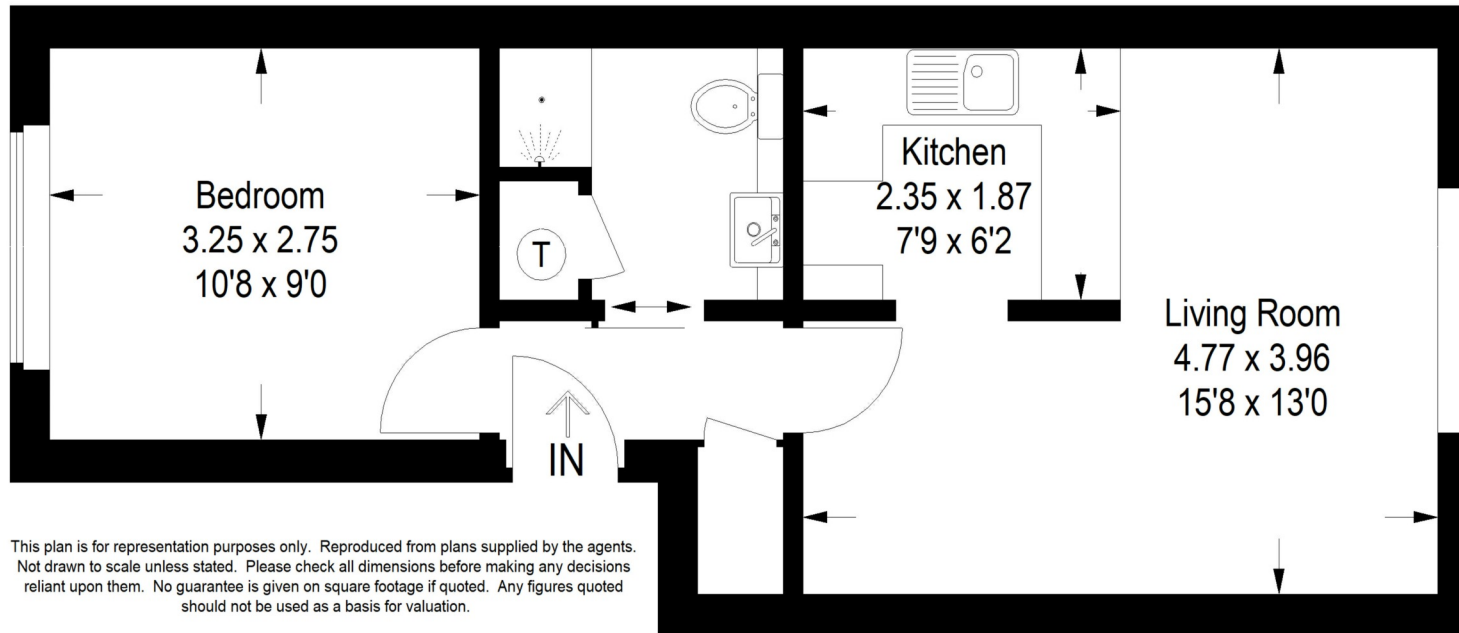
VIEWING

Strictly by prior appointment with Warren Powell-Richards





Adams Way, Alton



This plan is for representation purposes only. Reproduced from plans supplied by the agents. 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 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 (92-100)	A (81)
B (81-91)	B (75)
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Worst: Least efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC