

36 The Lamports

Alton, Hampshire, GU34 2QU

Price £225,000

wpr



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Price £225,000 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 beautifully presented 2 double bedroom third floor apartment with an en-suite, balcony, car parking space, and a communal lift and stairs in a highly convenient location.

- Living/dining room with balcony
- Modern kitchen with appliances
- En-suite shower room & bathroom
- Allocated parking space
- Communal gardens
- Chain-free sale



LOCATION

The Lamports, consisting of three detached blocks, is situated beside the Wey stream between Alton Station and Mill Lane business park. Fortuitously, 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 and dentist. 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, Lidl and Aldi, 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 Queen Elizabeth Place 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.

NB

1. Leasehold on a 125 year lease from 1st January 2003. Please apply for maintenance charge details.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and gas. Drainage plant.



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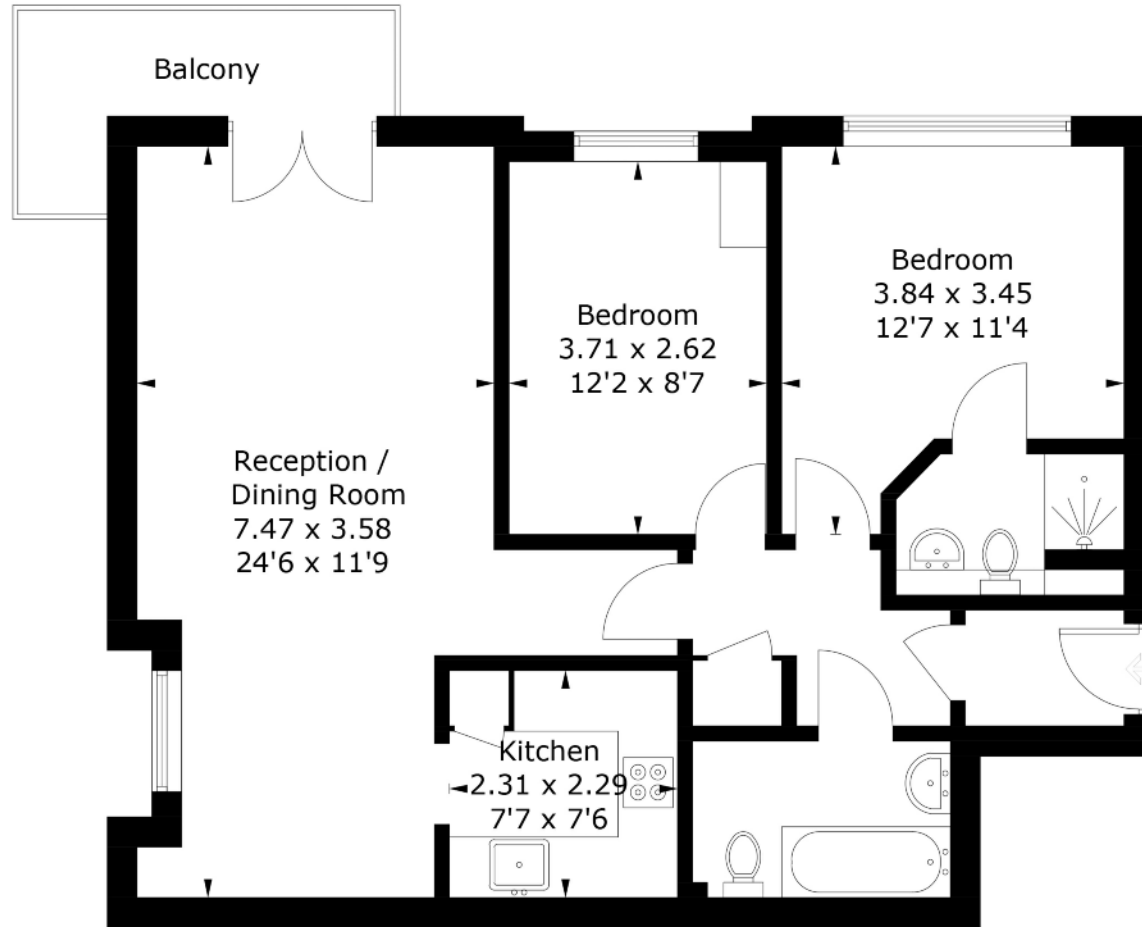
VIEWING

Strictly by prior appointment with Warren Powell-Richards



The Lamports, GU34

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



Third Floor

Energy Efficiency Rating		Current	Potential
100-1	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - Higher rating costs			
England & Wales		78	81
EU Directive 2002/91/EC			

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

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