



## Price £194,950

A superb second floor lifestyle apartment set in a traditionally built yet contemporary styled development enjoying a lovely position adjacent to the banks of the River Wey. The spacious accommodation comprises entrance hallway with large storage cupboard and security entry phone system, large living dining room with double glazed French doors leading to personal balcony which sides on to the River Wey. The kitchen has a range of fitted cupboards, built in hob, oven and extractor and space for further appliances. There are two double bedrooms with the master enjoying an en-suite shower room. The primary bathroom is fully fitted. Outside there are communal gardens and residents parking. The apartment also benefits from double glazing and gas fired central heating.

Boasting immediate access to Alton Railway Station and close to the town centre. The Station provides access to London Waterloo. Road users are served by the A31 which links to the A3 and in turn the M25 and airports. Also within striking distance is Alton's historic Georgian town centre which offers a fabulous range of national stores which include

### **Kitchen**

Comprising a range of base and eye level units with complementary rolltop work surface and under unit lighting, one-and-a-half bowl sink drainer unit with mixer tap, four-ring electric hob with oven below and extractor unit above, spaces for upright fridge freezer, washing machine and slimline dishwasher.

### **Bedroom One**

Radiator and double glazed window to rear aspect, door leading to:

### **En-Suite**

Suite comprising built-in shower cubicle with wall mounted shower unit, pedestal wash hand basin, shaver point with courtesy light and radiator.

### **Bedroom Two**

Cupboard housing boiler, radiator and double glazed window to rear aspect.

Waitrose, M & S Simply Food, Boots, Iceland and Sainsbury's. There is an excellent array of pubs, restaurants, cafes and a wine bar.

### **Communal Entrance Hallway**

With stairs and lift leading to all floors. The property will be found on the second floor. Personal door to:

### **Entrance Hall**

With security entryphone system, large storage cupboard, radiator.

### **Lounge Dining Room**

With double glazed French doors leading out to private balcony. Part glazed door to kitchen and two radiators.



### **Bathroom**

Suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, shaver point with courtesy light, radiator.

### **Outside the Property**

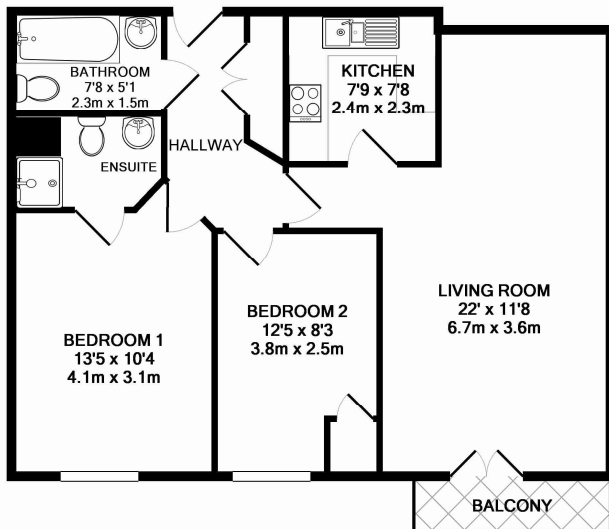
There are areas of well tended communal gardens with designated parking areas all siding directly onto the River Wey.

### **Parking**

The property benefits from an allocated parking space.

### **Directions**

From the Town Centre take Papermill Lane out of town and The Lamports will be the first turning on the left hand side after the railway bridge.



TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>100 = energy efficient - lower running costs</small> 		<small>100 = environmentally friendly - lower CO<sub>2</sub> emissions</small> 	
85	87	86	87
<small>Not energy efficient - higher running costs</small> <b>England &amp; Wales</b>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



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warren  
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