

Flat 9 Adams House

2 Adams Way, Alton, Hampshire, GU34 2UY

Price £110,000

wpr



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Price £110,000 Leasehold

- Waitrose, Station & bus services nearby
- High Street within 0.5 mile
- Walks to Kings Pond & Anstey Park
- Farnham 10 miles

A charming, light and airy first floor retirement apartment in the centre of a converted historic period building overlooking extensive grounds and a landscaped square

- Reception hall + built-in store
- Sitting/dining room
- Archway to kitchen
- Double bedroom + wardrobe
- White suite bathroom
- Residents' parking & communal gardens
- Chain-free sale

DESCRIPTION

Retaining high ceilings and sash windows with plantation style blinds and shutters, the apartment enjoys lovely vistas being in a private age exclusive complex with twelve flats within this detached block, which is a Grade II listed detached building dating from 1793. Being in the central core of the building, the communal hall serves a total of four apartments and the ground floor residents' lounge. Characteristics include white panelled internal doors with brushed chrome finished handles, electric/ storage heating, light and power switchplates at a user-friendly height, and a white fitted kitchen with chrome finished handles, top drawers, several wall units as well as floor cupboards, modern tiled splashbacks, and spaces for an electric cooker, fridge/freezer and washing machine. The notable communal gardens lead to a drying area and a gate accessing the Health Centre and pharmacy next door. There is also a Tunstall emergency calling system and pull cords.



LOCATION

Set within lovely extensive gardens with associated residents' parking, the apartment is in a complex of 48 apartments and maisonettes lying to the north eastern side of Alton's historic town centre. The station has a direct line to Waterloo (minimum journey time 67 minutes) with other neighbourhood facilities including a Waitrose store, shops, the Alton House Hotel, Wilson Practice Health Centre and Anstey Road Pharmacy, the adjacent Brendoncare complex with its respite and long term care facilities, St Mary's RC Church, a vets and King's Pond. The High Street has major shops such as M&S, Boots and Iceland with Sainsbury's just beyond. The town also has weekly and specialist open air markets, a retail park including Aldi and Wickes, interest societies, churches of several denominations, Alton HSDC College, a sports centre, a network of footpaths and, on the outskirts, 2 golf courses.

DIRECTIONS

From the mini-roundabout by the new Queen Elizabeth Place development at the eastern end of Drayman's Way/ Orchard Lane, the town's inner relief road, proceed away from the town on Normandy Street becoming Anstey Road. After passing the Alton Health Centre/Anstey Road Pharmacy on the right, turn next right into Adams Way. Turn first right into the parking quadrangle where the apartment is accessed via the middle door in the Adams House building.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

TENURE Leasehold - extended 189 year lease from 29 August 1986. Peppercorn ground rent. Please apply for details of service charge.

NB

Photographs shown may include the communal gardens and residents' lounge

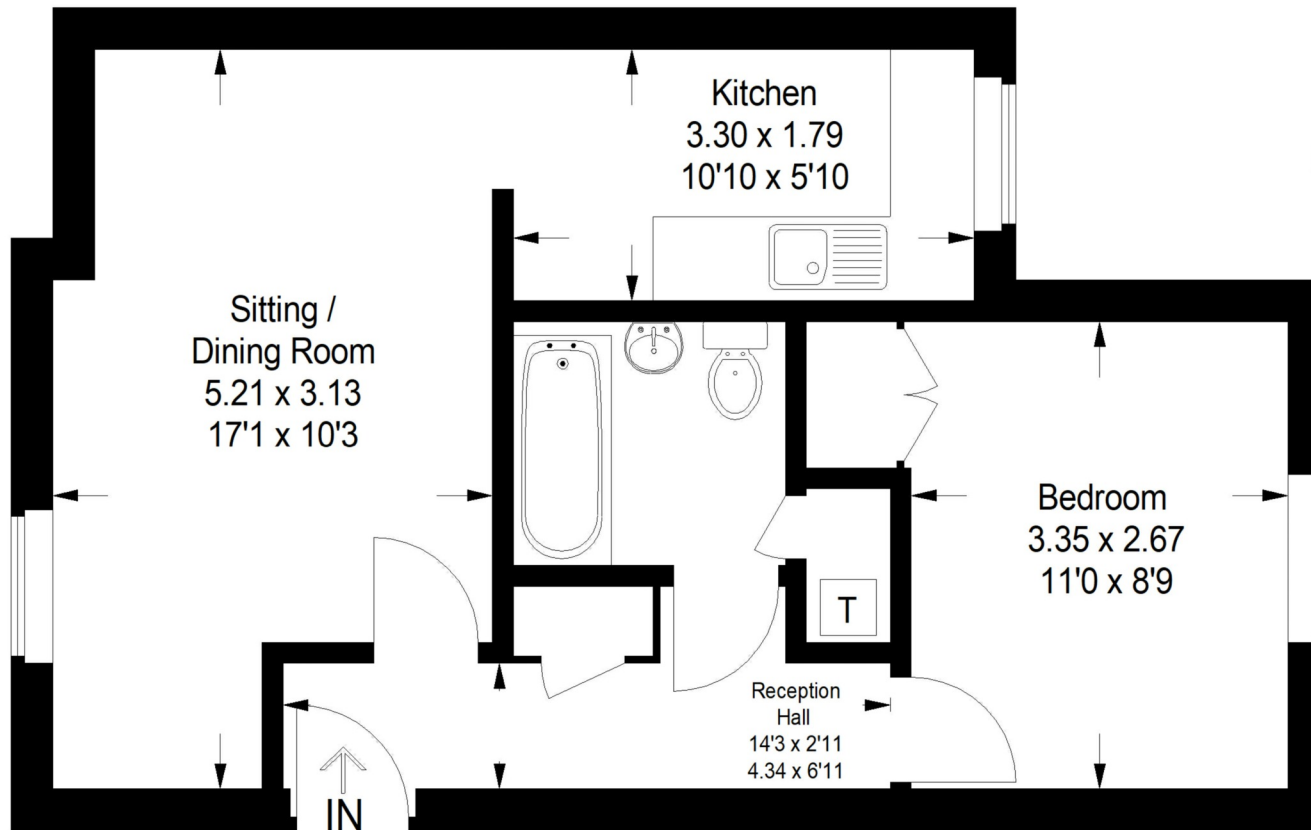


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Adams Way

Approximate Gross Internal Area
= 42.2 sq m / 454 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.

First Floor

EPC exempt

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