

warren  
powell-richards

# 9 The Kilns

Wilsom Road, Alton, Hampshire, GU34 2YX

Price £165,000

Chain-Free



9 The Kilns, Wilsom Road,  
Alton, Hampshire, GU34 2SY

Price £165,000 Leasehold

- Station within 0.5 mile (Waterloo line)
- Kings Pond & Waitrose nearby
- 0.75 mile to town centre
- Farnham within 9.5 miles

A 1 double bedroom first floor conversion apartment conveniently located for the town centre offered to the market with no onward chain.

- Sitting/dining room
- Kitchen & hall
- Bathroom
- Communal hall & landings
- Parking
- Chain-free sale

#### DESCRIPTION

The property is 1 of 11 varying sized apartments created by the character conversion of The Kilns in the mid 1980s. There is residents parking on site whilst the layout of the apartment allows independent access to all 4 rooms from the reception hall, which in turn is approached via the communal hall. There is double glazing throughout and Economy 7 electric storage heating.



## LOCATION

The Kilns occupies an elevated setting east of the town centre. Wilsom Road leads not only to Alton Station via Paper Mill Lane but also to open countryside and the pretty hilltop village of East Worldham. Trains connect directly with London Waterloo - minimum journey time 67 minutes, whilst locally there is the open space of Kings Pond, a network of interesting town paths, St Mary's RC Church, shops on Normandy Street, the Palace Cinema, Alton House Hotel and the start of Hangers Way, a 21 mile long scenic footpath. The historic old market town of Alton also provides High Street shops, stores such as Sainsbury's and M&S, weekly and specialist open air market events, Waitrose & Aldi, a sports centre, fitness club, local societies and two outlying golf courses including Worldham Park.

## DIRECTIONS

From the M&S Food store at the western end of High Street, Alton, proceed on Drayman's Way the town's inner relief road passing straight ahead at the Sainsbury's mini roundabout. At the next mini Roundabout turn right into Lower Turk Street. Continue on this road becoming Ashdell Road passing Kings Pond on the left. At the crossroads, turn right onto the B3004 towards Kingsley (Wilsom Road). The Kilns is shortly on the left.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Band B - East Hampshire District Council



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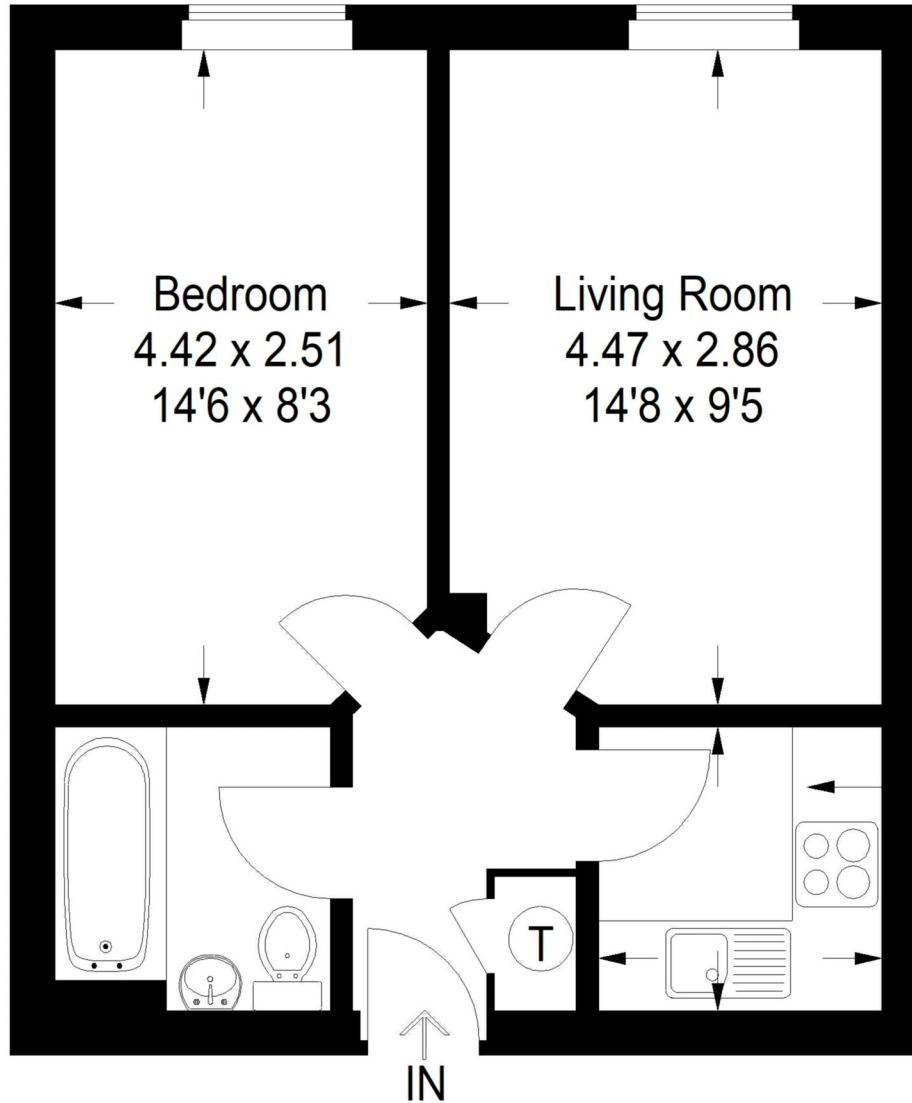
## VIEWING

Strictly by prior appointment with Warren Powell-Richards



Approximate Gross Internal Area  
36 sq m / 387 sq ft

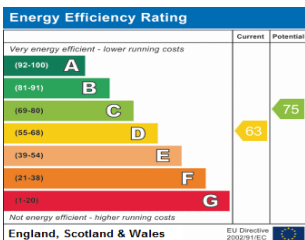
# The Kilns, Alton



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**Kitchen**  
1.92 x 1.83  
6'4 x 6'0

**First Floor**



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