

72 Adams Way

Alton, Hampshire, GU34 2UY

Price £80,000

wpr



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Price £80,000 Leasehold

- Waitrose, Station & Health Centre nearby
- High Street within 0.5 mile
- Anstey Park 0.3 mile
- Farnham 10 miles

Enjoying natural light in all rooms and overlooking colourful level communal gardens, a 1 double bedroom 1st floor retirement maisonette including a stair lift with a well planned layout in a private age exclusive scheme

- Living room overall 21'4 x 12'5
- Including dining area
- Kitchen
- Double bedroom
- Bathroom
- Residents' parking within a few yards
- Superb communal gardens
- Chain-free sale

DESCRIPTION

Benefitting from its own ground floor front door and hallway, the apartment enjoys a pleasant aspect over the landscaped central square from the living room, a south westerly aspect, and features replacement uPVC double glazed windows with white internal frames and several trickle vents. The development was built and created in 1986 by Laing Homes Ltd. with the age restriction that a purchaser is at least 60 years old. Design characteristics include light ash style doors, electric/storage heating, cupboards in the living room, bedroom, inner hall, and front porch, and light and power switchplates at a user-friendly height. The extensive fitted kitchen cupboards incorporate chrome finished handles, tall wall units, a tower of drawers, cooker hood and spaces for an electric cooker, fridge/freezer and washer/condenser drier. The communal gardens lead to a drying area and a secure gate for the health centre and pharmacy next door. There is also a Tunstall calling system, an automatic front door release facility, and emergency pullcords, with the estate manager's and residents' lounge in the neighbouring block.



LOCATION

Set within lovely extensive gardens with associated residents' parking, the maisonette has the advantage of being the end of this 2 storey block and 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, Palace Cinema, 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, interest societies, churches of several denominations, HSDC Alton College, a sports centre, a network of footpaths and, on the outskirts, 2 golf courses.

DIRECTIONS

From the mini-roundabout at the eastern end of Drayman's Way/Orchard Lane, the town's inner relief road by the second hand bookshop, 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 front door to the maisonette is second on the left.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

TENURE

Leasehold - 99 years from 29 August 1986. Peppercorn ground rent. Apply for details of the service charge payable.

NB 1. Photographs may include scenes from the extensive communal gardens which also go beyond Adams House.

2. We have been unable to confirm whether certain items included with this property are in full working order. Any purchaser must accept that the property is offered for sale on this basis.



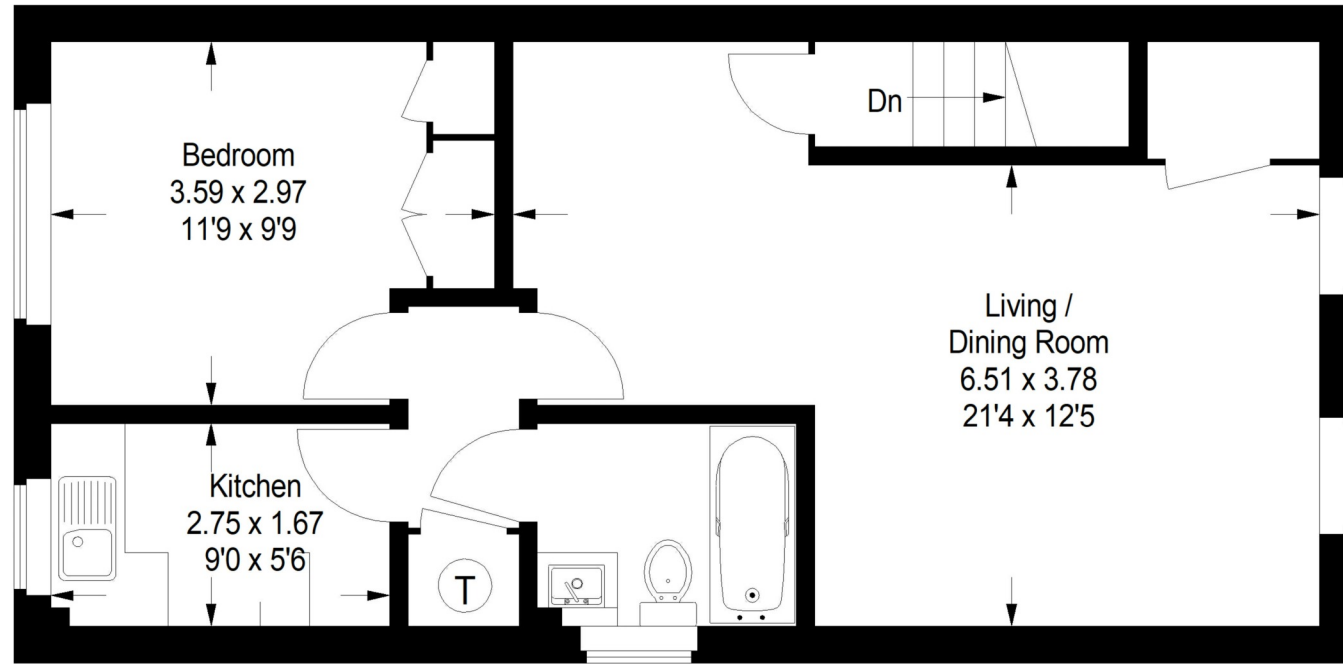
78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

VIEWING

Strictly by prior appointment with Warren Powell-Richards



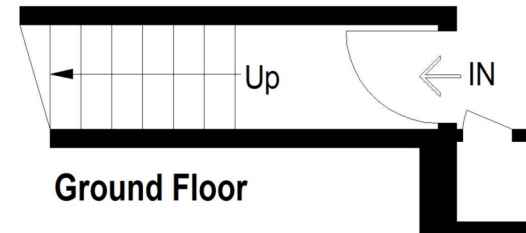
Adams Way, Alton



First Floor

Approximate Gross Internal Area
(Excluding Ground Floor)
48.9 sq m / 526 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(54-68)		73
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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