

42 Adams Way
Alton, Hampshire, GU34 2UY

Price £140,000

wpr



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Alton, Hampshire, GU34 2UY

Price £140,000 Leasehold

- Waitrose, Station & Doctors surgery nearby
- Also bus services & The Railway Arms
- High Street within 0.5 mile
- Also Curtis Museum & Allan Gallery

An exceptionally rare ground floor 2 bedroom apartment with sliding patio doors leading directly onto the well tended and secluded communal grounds and taking full advantage of the south easterly aspect.

- Communal entrance hall with security system
- Private entrance hall
- Lounge dining room
- Kitchen
- 2 bedrooms
- Bathroom
- Residents' car park
- Well tended landscaped grounds
- Dimplex heating

DESCRIPTION

Taking advantage of direct access to the communal gardens from its patio door, a ground floor 2 bedroom retirement apartment in an age exclusive complex within landscaped level grounds. The property has the benefit of a south easterly aspect from the sitting room and kitchen, the bedrooms enjoy a pleasing view over the central gardens. The development built in 1986 by Laing Homes Ltd., For people of at least 60 years old.



LOCATION

Set within lovely extensive gardens with 3 areas of 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, interest societies, churches of several denominations, HSDC Alton College, a retail park, sports centre, a network of footpaths and, on the outskirts, 2 golf courses.

DIRECTIONS

From the new Queen Elizabeth Place mini-roundabout 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 beyond the car park towards the right hand corner.

COUNCIL TAX

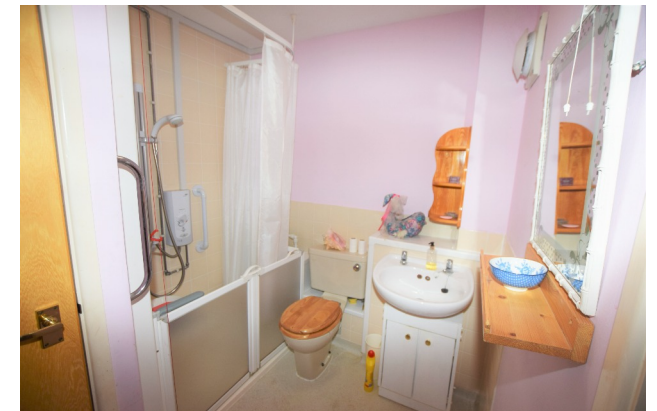
Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

TENURE

Leasehold - 99 years from 29 August 1986.
Peppercorn ground rent. Please apply for details of service charge.

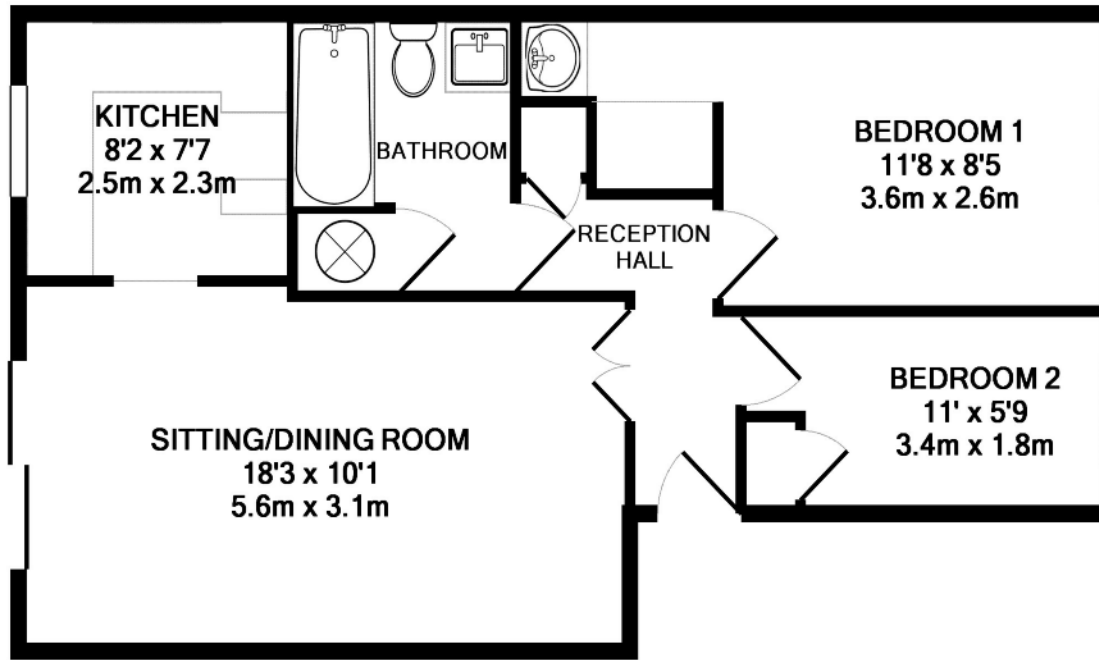


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 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	
Current	Potential
<small>100% energy efficient - lower running costs</small> (92+) A	
<small>(81-91)</small> B	
<small>(69-80)</small> C	
<small>(55-68)</small> D	
<small>(39-54)</small> E	
<small>(21-38)</small> F	
<small>1-20</small> G	
<small>Not energy efficient - higher running costs</small>	
61	72
<small>EU Directive 2002/91/EC</small> England & Wales	

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CPRKDa423011

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