

38 Adams Way
Alton, Hampshire, GU34 2UY

Price £115,000

wpr



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Price £115,000 Leasehold

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

A ground floor 1 double bedroom retirement maisonette enjoying a twin aspect over the landscaped, lawned gardens and parking square in a private age exclusive scheme

- Lounge/dining room 21' 3 x 11'8 max.
- Maple style kitchen
- Double bedroom inc. wardrobes
- White suited shower room
- Residents' & visitors' parking
- Colourful communal gardens
- Chain-free sale

DESCRIPTION Benefitting from enhancements since 2010, this beautifully proportioned maisonette enjoys a south easterly rear aspect with a pleasant front vista across the square to Adams House, an historic Listed building. The major part of the development was purpose built in 1986 by Laing Homes Ltd. with the restriction that a purchaser is at least 60 years of age. Important characteristics include replacement uPVC double glazing with white internal frames and trickle vents, Dimplex electric/ storage heating, and the refitting of the bathroom as a shower room. The kitchen cupboards incorporate multiple drawers, a Neff induction hob, hood, Franke sink and spaces for a washing machine and tall fridge/freezer *. The shower room has an Aqualisa Quartz shower fitting and seat, heated towel rail, shaver socket and automatic extractor, whilst there is a second range of fitted wardrobes around the corner from the bedroom. Additionally there is a built-in store and airing cupboard complete with an Ariston hot water system, an external store, light ash style doors, and light and power switchplates at a user friendly height.



The communal gardens lead to a drying area and a gate to the adjacent health centre and pharmacy. There is also a Tunstall calling system and emergency pullcords with the residents' lounge in Adams House.

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, Alton HSDC 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.

NB * 1. The Bosch washing machine, Hotpoint fridge/freezer and a white Panasonic combination microwave are available for inclusion in the sale.
2. Photographs displayed may include the extensive communal gardens and the residents' lounge.

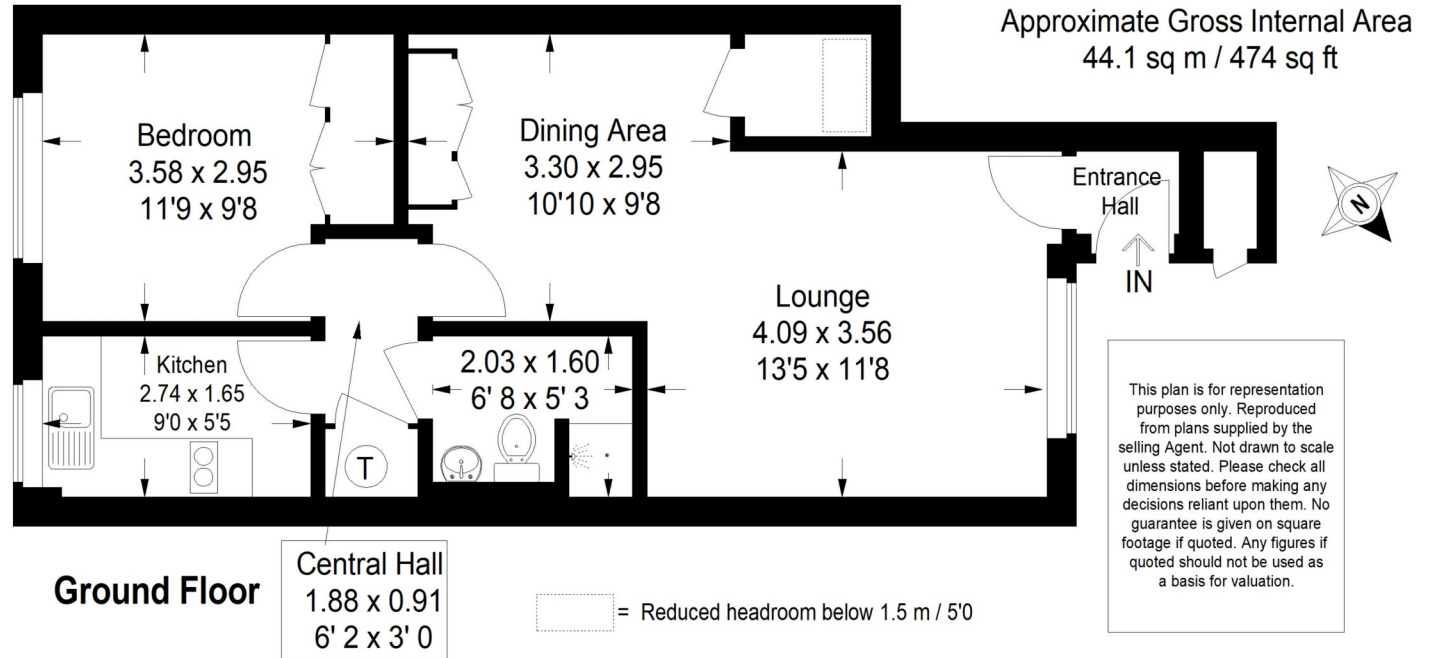


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VIEWING
Strictly by prior appointment with Warren Powell-Richards



Adams Way, Alton



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	72 61
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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