

warren
powell-richards

110 The Lamports

Alton, Hampshire, GU34 2QU

Price £200,000



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Price £200,000 Leasehold

- Station & Waitrose adjacent
- Waterloo minimum 67 minutes
- High Street within 0.6 mile walk
- Streamside walks & Kings Pond nearby

A well presented 2 double bedroom 1st floor apartment with a balcony overlooking the Wey Stream.

- Open plan living room & kitchen
- French doors to balcony
- Shower room
- Communal gardens by Wey Stream
- Allocated parking
- Communal lift

DESCRIPTION

The apartment was built in 2004 by well known Hampshire developers, Linden Homes to a high specification. Accommodation comprises; Entrance hall with airing cupboard and storage cupboard, light and spacious Living/dining kitchen with appliances, 2 good size bedrooms with a pleasant outlook over the Wey Stream, and a modern shower room. Outside there is allocated parking for 1 vehicle.



LOCATION

The Lamports is situated beside the Wey stream between Alton Station (commuter rail service to Waterloo - minimum journey time 67 minutes) and Mill Lane business park. Fortunately, the Waitrose store and several small businesses are within the station area whilst the neighbourhood also has a network of footpaths, Kings Pond, local shops, St Mary's RC Church, Alton House Hotel, a health centre, dentist and the Palace Cinema. An old market town renowned for its connections with Jane Austen, The English Civil War and brewing, Alton has individual and multiple shops including Boots, Iceland, M&S and Sainsbury's, regular street and specialist markets, cafes and bars, a library, fitness clubs, museum and gallery, interest societies and a further education college. There are also schools, a sports centre, retail park and two golf courses on the outskirts.

DIRECTIONS

From the Alton Police Station/Palace Cinema mini-roundabout at the Eastern end of Drayman's Way/Orchard Lane, Alton's inner relief road, proceed towards Alton Station on Normandy Street away from the town. After the Alton House Hotel and St Mary's Church, turn right into Papermill Lane (B3004) towards Kingsley. After the railway bridge, turn first left into The Lamports. The apartment is in the third detached block.

NB

1. Leasehold on a 125 year lease from 1st January 2003. Ground rent currently £125 per annum. Please apply for maintenance charge details.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Main water, electricity and gas. Drainage plant.



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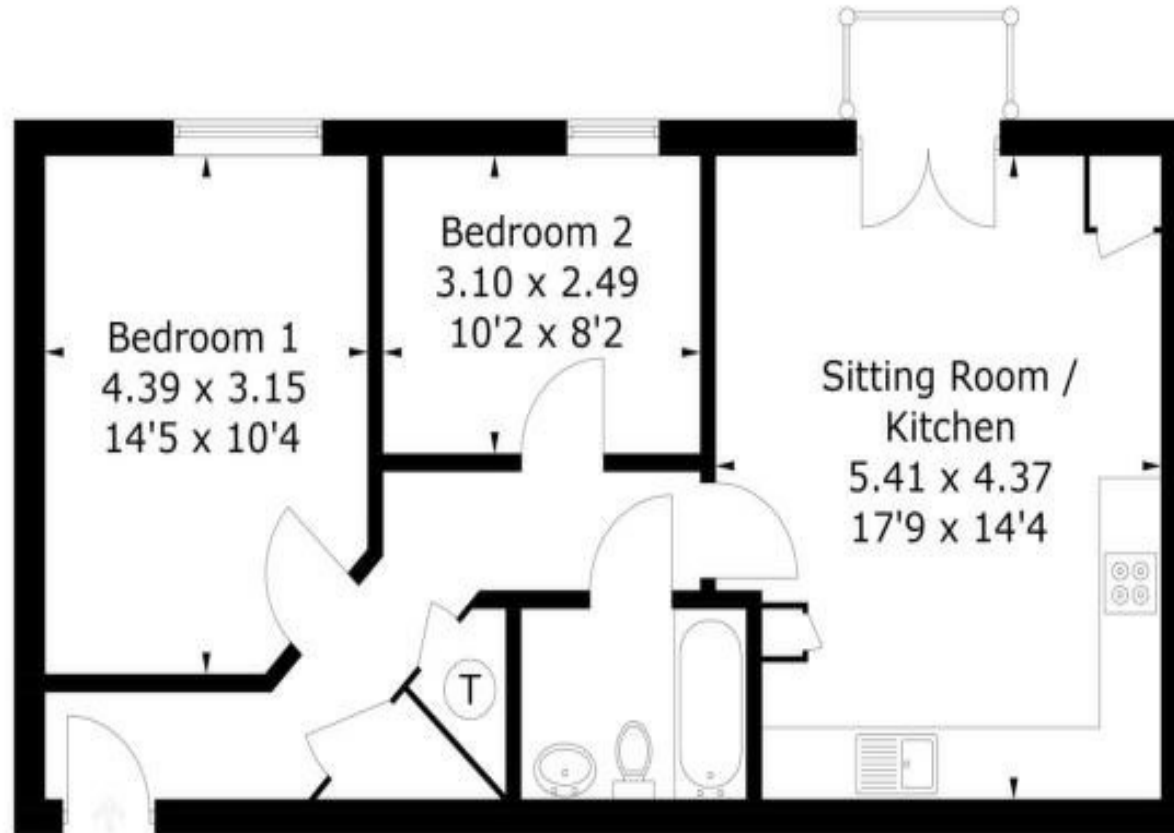
VIEWING

Strictly by prior appointment with Warren Powell-Richards



The Lamports, Papermill Lane, Alton, GU34

Approximate Gross Internal Area = 59 sq m / 635 sq ft



First Floor

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	