

wpr

98 The Lamports

Alton, Hampshire, GU34 2QU

Price £175,000



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Price £175,000 Leasehold

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

A one double bedroom ground floor apartment benefiting from a streamside south easterly aspect, spacious open plan kitchen/living room, with French doors to a patio, communal gardens and allocated car parking space in a highly convenient cul-de-sac.

- Kitchen/living room + French doors
- Modern bathroom
- Reception hall + store cupboard
- Double bedroom
- Patio & communal gardens by Wey stream
- Allocated car parking space

DESCRIPTION

A fantastic opportunity to purchase a well presented spacious double bedroom apartment consisting of a large hallway, living room/kitchen and family bathroom. The apartment enjoys a south easterly aspect with the benefit of French doors opening onto a patio area and communal gardens, overlooking the footpath and Wey stream. Built to a high specification in 2003. There is uPVC double glazing and gas central heating throughout and generous storage space. Served by a communal entry phone system with an automatic door release, light and airy communal halls. The property also benefits from an allocated private parking space.



LOCATION

The Lamports is situated beside the Wey stream and is ideally located within 0.2 miles of Alton Station which offers a commuter rail service to Waterloo. Local amenities include Waitrose (0.3 miles), Kings Pond (0.2 miles), a health centre and dentist (0.4 miles), church (0.2 miles) and cinema (0.3 miles). An historic market town with connections to Jane Austen, the English Civil War and brewing, Alton has a wide range of shops, cafes and bars, parks, regular street and specialist markets, a library, fitness clubs, museum and gallery, schools, a sixth form college, sports centre, retail park and two golf courses.

DIRECTIONS

From the Queen Elizabeth Place mini-roundabout proceed towards Alton Station on Normandy Street away from the town. After the Alton House Hotel, turn right into Papermill Lane (B3004). After the railway bridge, turn left into The Lamports. The apartment is in the third detached block.

NB

Leasehold on a 99 year lease from 2003. Please apply for maintenance charge details.

COUNCIL TAX

Band A - East Hampshire District Council.

SERVICES

Mains water, electricity and gas. Drainage plant.



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

VIEWING

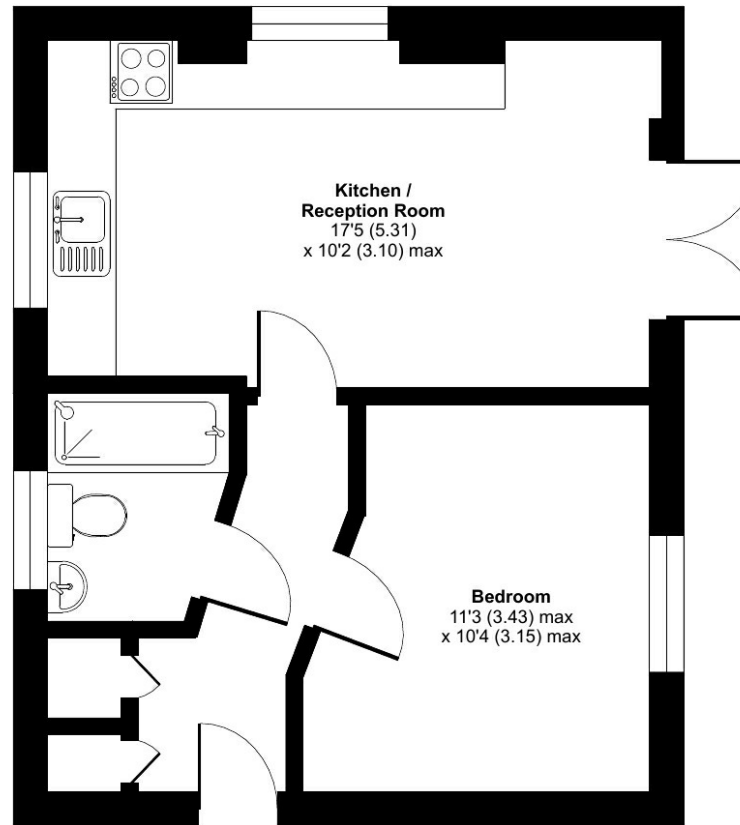
Strictly by prior appointment with Warren Powell-Richards



The Lamports, Alton, GU34

Approximate Area = 388 sq ft / 36 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Warren Powell-Richards. REF: 993432

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(61-80)	C	79	79
(41-60)	D		
(21-40)	E		
(1-20)	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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