

# 84 The Lamports

Alton, Hampshire, GU34 2QU

Price £235,000

wpr





## 84 The Lamports

Alton, Hampshire, GU34 2QU

Price £235,000 Leasehold

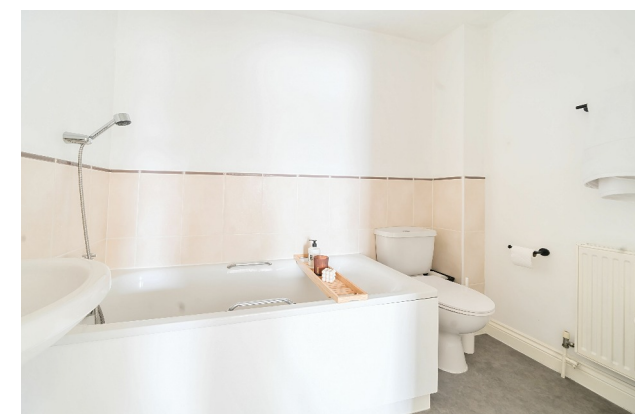
- Waitrose & Watercress Line adjacent
- Also station (Waterloo min. 67 minutes)
- High Street within 0.6 mile walk
- King's Pond & Hangers Way nearby

A beautifully presented and completely upgraded 2 double bedroom third floor apartment featuring an en-suite, balcony, undercroft car parking space, and a communal lift and stairs in a highly convenient location.

- Living/dining room with balcony
- Modern kitchen with appliances
- En-suite shower room & bathroom
- Kitchen & reception hall
- Allocated parking space
- Communal gardens by Wey stream
- Chain-free sale

### DESCRIPTION

Highly convenient for trains to Waterloo and the town facilities, the apartment was built in 2003 by well known developers, Linden Homes to a high specification. The apartment has been completely renovated by the current owner to a high standard with wood effect flooring in the living/dining room, bright contemporary kitchen, white bathroom suite and shower room. Served by a communal entry phone system with an automatic door release, light and airy communal halls, stairs and a lift, externally there is an allocated undercroft car space with the communal gardens bordering the footpath and the Wey stream



## LOCATION

The Lamports, consisting of three detached blocks, is situated beside the Wey stream between Alton Station 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, King's 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 Queen Elizabeth Place 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.

## NB

1. Leasehold on a 125 year lease from 1st January 2003. Please apply for maintenance charge details.

## COUNCIL TAX

Band C - East Hampshire District Council.

## SERVICES

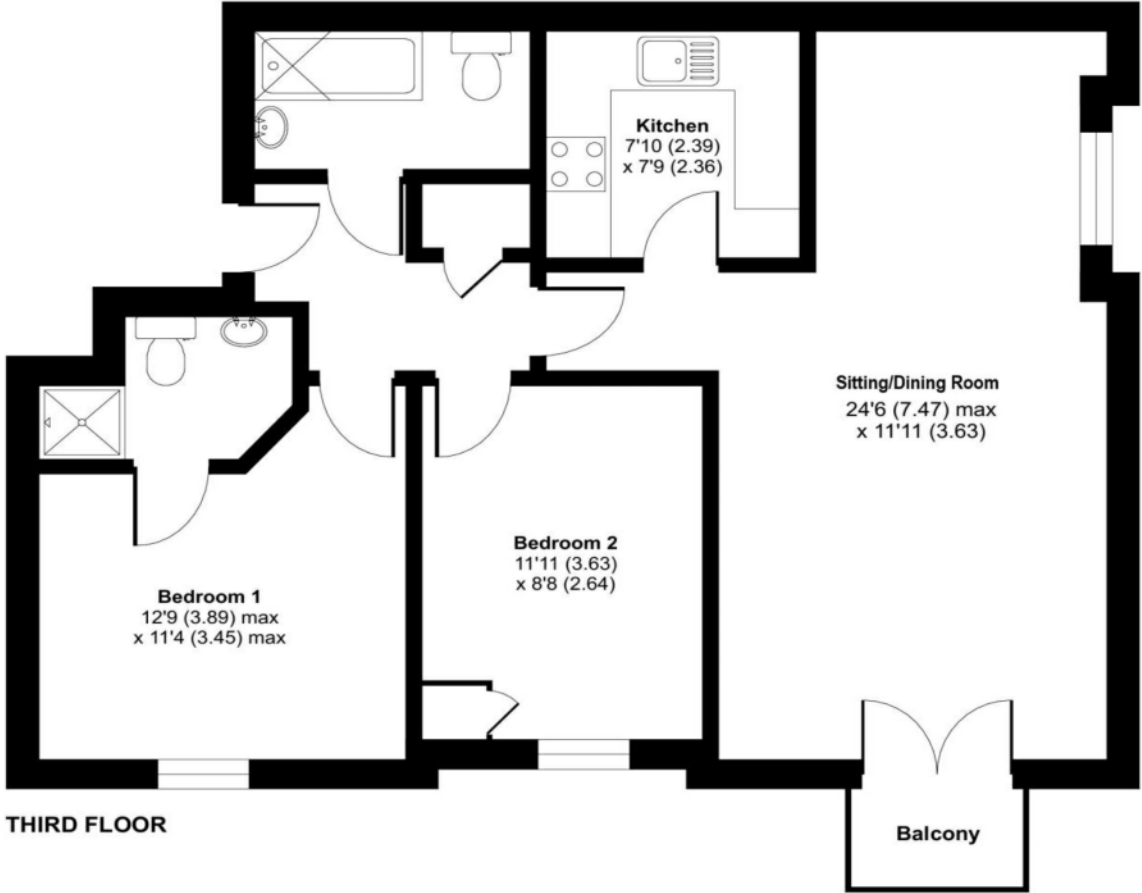
Mains water, electricity and gas. Drainage plant.





Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
1-40	G		
Not energy efficient - Higher rating costs		78	81

England & Wales EPC Directive 2002/91/EC

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.