

70 Adams Way
Alton, Hampshire, GU34 2UY

Auction Guide Price £70,000

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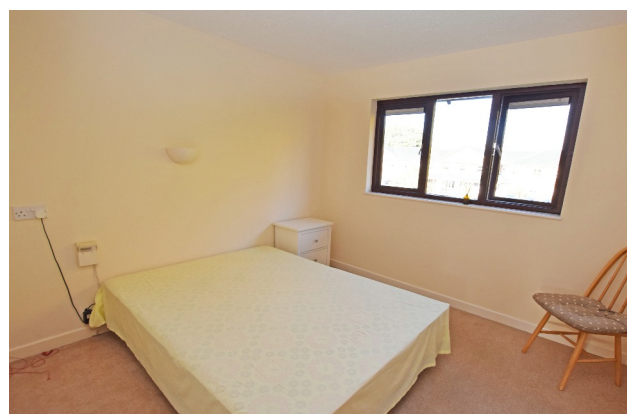
- Waitrose, Station & Health Centre nearby
- High Street within 0.5 mile
- Anstey Park 0.3 mile
- Farnham 10 miles

A lovely 1st floor 1 double bedroom retirement maisonette with a well planned layout in a private age exclusive scheme.

- Living/dining room
- Brand new kitchen
- Modern white shower room
- Double bedroom
- Residents' parking within a few yards
- Attractive communal gardens

DESCRIPTION

This well presented and updated apartment enjoys a pleasant aspect over the landscaped central square from the living room, a south westerly aspect, and features replacement double glazed windows. The development was built and created in 1986 by Laing Homes Ltd. with the age restriction that a purchaser is at least 60 years old. There is electric/storage heating throughout. The communal gardens lead to a drying area and a secure gate for the health centre and pharmacy next door. There is also a Tunstall calling system, an automatic front door release facility, and emergency pullcords, with the estate manager's and residents' lounge in the neighbouring block.



LOCATION

Set within lovely extensive gardens with associated residents' parking, the maisonette is located in the middle of this 2 storey block and 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, Palace Cinema, 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 sports centre, a network of footpaths and, on the outskirts, 2 golf courses.

DIRECTIONS

From the mini-roundabout at the eastern end of Drayman's Way/Orchard Lane, the town's inner relief road by the second hand bookshop, 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.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

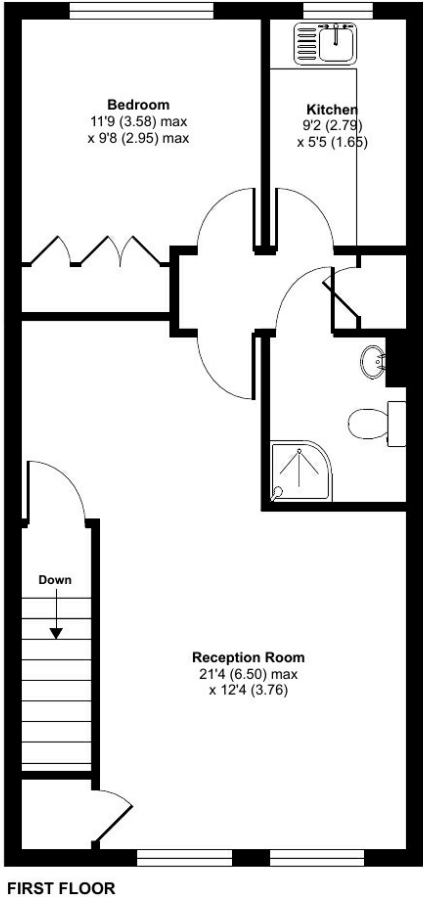
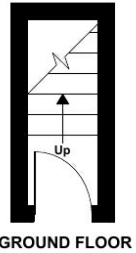
TENURE

The purchaser will benefit from a new 99 year lease on completion. Peppercorn ground rent. Apply for details of the service charge payable.



Adams Way, Alton, GU34

Total = 540 sq ft / 50.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Warren Powell-Richards. REF: 914375

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		E2	E7

England & Wales EU Directive 2002/91/EC

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

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