

**Auction**

## 1 bed retirement property to buy in GU34

Adams Way, Alton, Hampshire, GU34 2UY

**£72,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Living/dining room
- ✓ Residents' parking.
- ✓ Stairlift providing easy access
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £72,000

Benefitting from its own ground floor front door and hallway, the apartment enjoys a pleasant south westerly aspect over the landscaped central square from the living room, and features replacement uPVC double glazed windows with white internal frames and several trickle vents. 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. Design characteristics include light ash style doors, electric/storage heating, cupboards in the living room, bedroom, inner hall, and front porch, and light and power switch plates at a user-friendly height. The property also benefits from a recently extended lease.

Set within lovely extensive gardens with associated residents' parking, the maisonette has the advantage of being the end of this 2-storey block and is in a complex of 48 apartments and maisonettes lying to the northeastern 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 Brendon care 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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 97

Annual Ground Rent Amount: £216.00

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £72,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

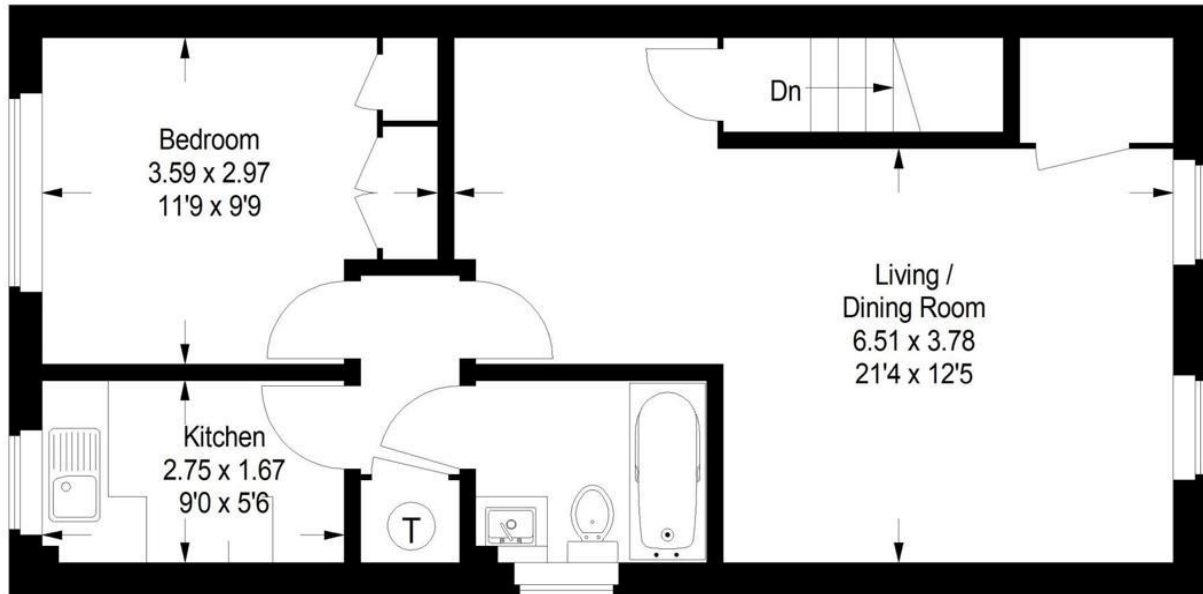
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

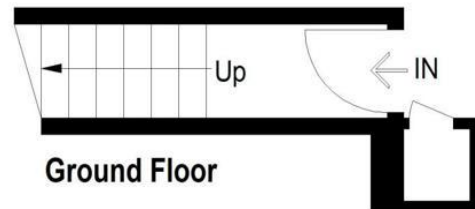
# Adams Way, Alton



**First Floor**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area  
(Excluding Ground Floor)  
48.9 sq m / 526 sq ft



**Ground Floor**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Adams Way, Alton, Hampshire, GU34 2UY

Contact your local branch today for more information on this property:

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