



Adams House, 2 Adams Way
Alton, Hampshire, GU34



Beyond your expectations

A well presented retirement apartment in a courtyard development.

Communal Entrance Hall | Private Hall | Sitting Room | Kitchen | Double Bedroom with Fitted Wardrobes | Shower Room | Parking | Emergency Assistance Pull Cords | Resident Warden | Communal Gardens

Asking Price £120,000 Leasehold

Description

The property is a light and airy first floor one double bedroom over 60's apartment in Adams House, a historic Grade II listed building dating back to the late 1700s. Adams House is set in large, attractive, private, well-maintained communal gardens and is within half a mile or so of the High Street of the quaint market town of Alton. All of the rooms have high ceilings which together with the large sash windows give a bright and airy feeling to the apartment. The apartment has been improved and redecorated with new fitted carpets and flooring (2016). The sitting room, bedroom and shower room all stem from the central inner hall which has an Economy 7 storage heater and also gives access to a useful storage cupboard. The sitting room is a light and spacious area with two sash windows which look out onto the lovely gardens. There is an Economy 7 storage heater and telephone and TV points. The kitchen leads from the sitting room and is fitted with a modern basin and has a new Indesit electric cooker with ceramic hob, a new Indesit washer/dryer and a new LEC fridge/freezer. It also contains a thermostatically controlled wall mounted convector heater. The shower room has a modern electric shower and units. The airing cupboard contains a hot water Economy 7 immersion heater. The double bedroom has a single sash window, a fitted wardrobe and a wall mounted convector heater. All apartments in Adams House have an intercom connected to the entrance doors, a twenty four hour emergency pull cord system connected to the on-site warden and a direct line to emergency services. Adams House has a

communal room for the use of all residents. Communal Activities are also organised for those residents wishing to take part.

Outside

There are 20 unallocated car parking bays together with visitor car parking.

Location

There is a bus stop outside Adams House and a doctor's surgery and pharmacy nearby. Alton has a range of supermarkets including Waitrose, Sainsbury's, Aldi and M&S, with further national stores along the High Street including Boots, Waterstones, W.H.Smiths and a selection of coffee shops. There is also a range of local individual shops and weekly and specialist markets. Additional facilities in the town include a post office, library, cinema, hotel, Anstey Park, St Mary's Church, a veterinary surgery and Kings Pond. Alton has a main line train station with a direct line to Waterloo and is also a station on the preserved heritage steam railway 'Watercress Line'.

Additional Information

Electric night storage heating.

Lease granted in 1986 for 99 years. Monthly Management Charge £154.93.

Hamptons International

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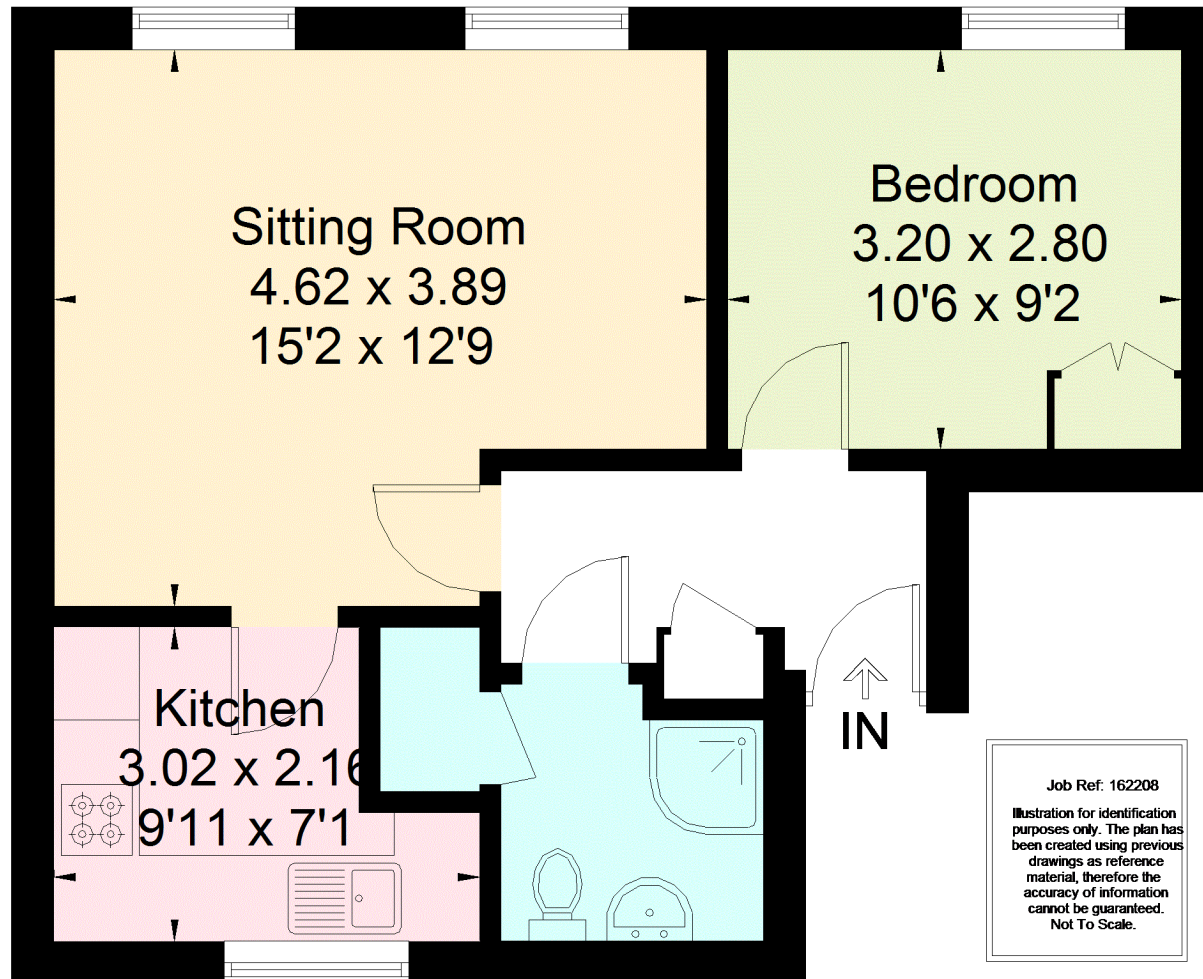
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	73
England, Scotland & Wales	EU Directive 2002/91/EC	

Adams House, Alton

Approximate Gross Internal Area
39.7 sq m / 427 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

