

The Lamports, Alton, Hampshire

Asking Price: £189,000

Gascoigne-Pees













Situated just a short walk from Alton's mainline railway station, offering direct services to London Waterloo, this well presented and spacious two double bedroom first-floor apartment occupies a desirable position within the highly regarded Lamports development. Offered to the market with no onward chain.

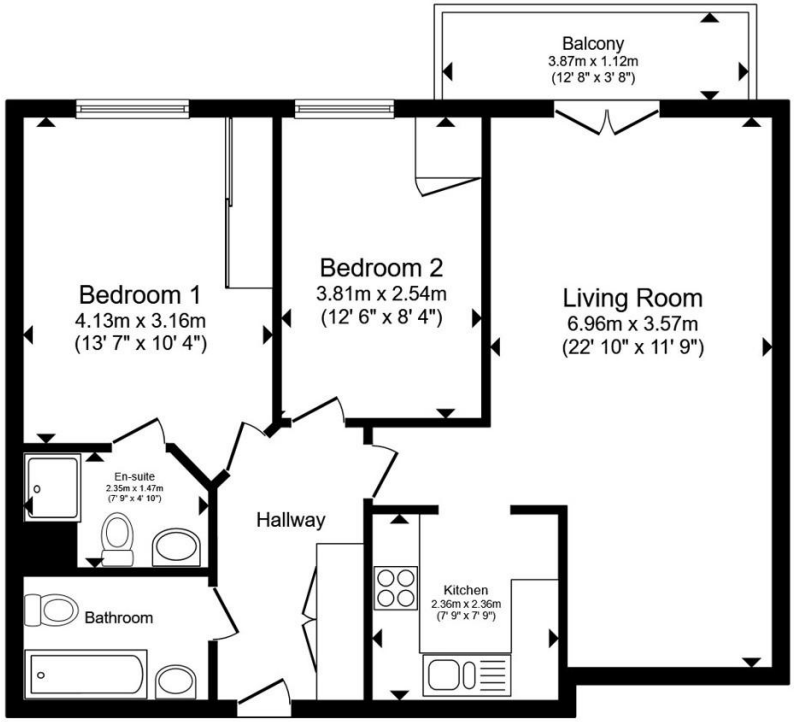
Ideally located within easy walking distance of Alton town centre and its excellent range of shops, restaurants and amenities, the property offers an appealing combination of spacious accommodation, convenience and low-maintenance living, making it an excellent choice for commuters, professionals, downsizers and investors alike.

The accommodation is bright, well-proportioned and thoughtfully arranged throughout. A welcoming entrance hall leads through to a generous sitting/dining room, Double doors open onto a private balcony, offering an attractive outdoor seating area. The fitted kitchen provides ample storage and preparation space. There are two generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate bathroom serves the second bedroom and visiting guests.

Externally, the apartment benefits from an allocated parking space, with additional visitor parking available within the development.







Total floor area 68.7 m² (740 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£2,620**

Years Left on Lease: **101**

Ground Rent: **£515**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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