

12 Waterside Court

Alton, Hampshire, GU34 2PQ

Price £245,000

wpr



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Price £245,000 Leasehold

- Beside Kings Pond
- Station within 400 yds walk (Waterloo line)
- 0.75 mile to town centre
- Waitrose, church & local footpaths

A split level 2 bedroom maisonette with views overlooking Kings Pond located in the much favoured Lakeside private development.

- Living/dining room
- Fitted kitchen
- 2 bedrooms
- White bathroom suite
- Private entrance
- Allocated parking space & visitors parking
- Communal grounds
- Benefits from an extended lease



LOCATION

Waterside Court is a well respected residential development incorporating extensive residents and visitors car parking and consisting of four varying sized designs of apartments and maisonettes all privately owned. The impressive landscaped communal margins are enclosed by metal railings, brick walls and hedges with direct pedestrian access to the footpath alongside Kings Pond, a natural 11 acre area with many species of wildlife, flowers and trees and leading to the town centre. There are High Street shops, Sainsbury's and M&S stores, a market square, library, community centre, museum and gallery, regular farmer's market, coffee shops, restaurants and churches of several denominations. Alton Station, with its direct line to Waterloo London, is just five minutes walk away. The station is next to Alton's large Waitrose store. Local facilities include shops, St Mary's RC Church, Alton House Hotel, a real ale pub, heritage attraction the Mid Hants Railway Watercress Line, a cinema, dentists and a health centre. The outskirts afford a new sports centre and 2 golf courses. Also Alton has a network of interesting town footpaths with the 21 mile long Hangers Way footpath starting beside neighbouring Paper Mill Lane.

DIRECTIONS

From Sainsbury's mini-roundabout on Drayman's Way, Alton's inner relief road, proceed towards the station. At the next mini-roundabout, turn right onto Lower Turk Street becoming Ashdell Road passing Kings Pond on the left. Then turn left down Paper Mill Lane. Turn first left into Waterside Court.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band C - East Hampshire District Council

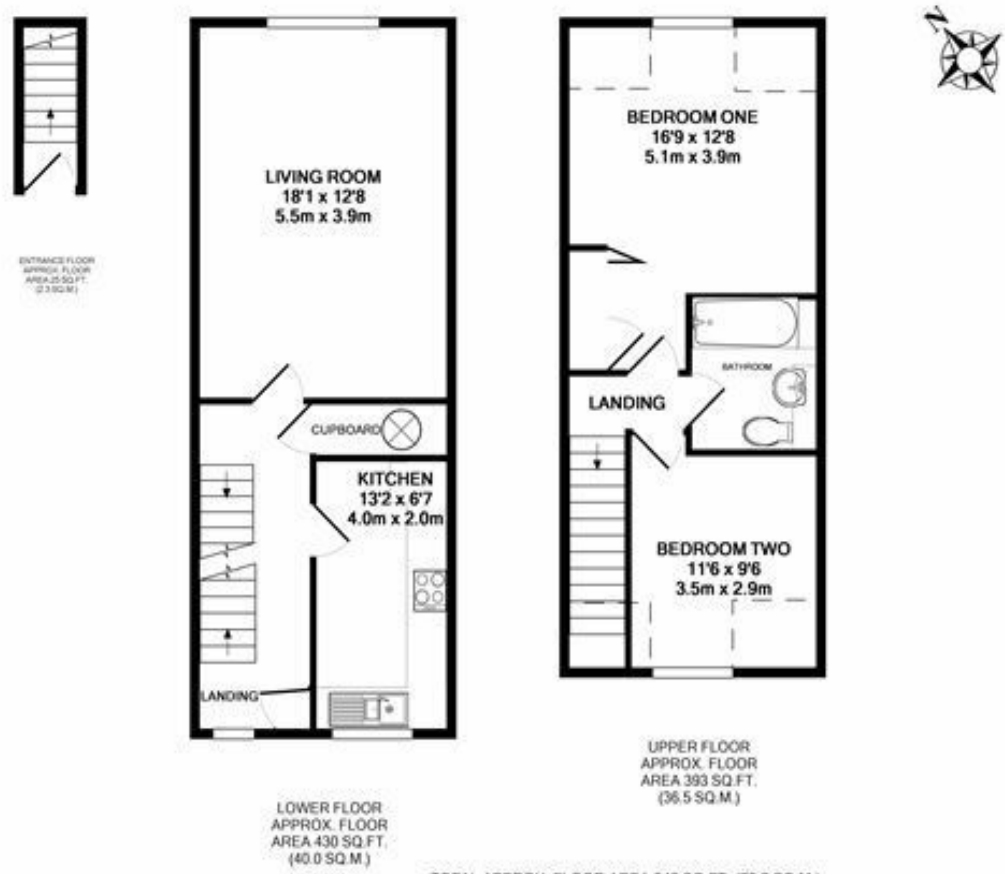


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
21-91	B		
39-90	C	73	77
54-81	D		
69-74	E		
82-92	F		
93-100	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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