

7 Waterside Court

Alton, Hampshire, GU34 2PQ

Price £189,950

wpr



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Price £189,950 Leasehold

- Adjacent to King's Pond
- Station within 400 yards (Waterloo line)
- 0.75 mile to town centre
- Close proximity to Waitrose

A superb ground floor maisonette boasting a double bedroom and an allocated private parking space set in a highly desirable and ultra convenient location

- Living/dining room
- Open plan kitchen
- Double bedroom
- Bathroom & inner hall
- Attractive & well tended communal areas & grounds
- Allocated & visitors' parking
- Extended lease
- Very close to mainline station & Waitrose

DESCRIPTION

An excellent end of terrace ground floor maisonette with a twin aspect, the rear of which is south westerly. The development is admired as it borders King's Pond whilst also being within striking distance of most important amenities. Benefiting from it's own front door from the outside, the property has an entrance into the open plan living and kitchen area leading through to the bathroom and kitchen area leading through to the bathroom and double bedroom via an inner hall. The maisonette is double glazed throughout and has an allocated parking space to the front together with ample visitors' parking.



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 King's Pond, which also leads to the town centre. There are High Street shops, Sainsbury's and M&S stores, a market square, library, community centre, museum and gallery, coffee shops and restaurants, and churches of several denominations. As well as the station and the adjacent Waitrose store, local facilities include shops, St. Mary's RC Church, Alton House Hotel, a real ale pub, dentists and a health centre. The outskirts afford the leisure centre and 2 golf courses. Also Alton has a network of interesting town footpaths with the 21 mile long Hangers Way 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 King's Pond on the left. Then turn left down Paper Mill Lane. Turn first left into Waterside Court, where the maisonette is in the detached far left block.

NB

The lease has been extended by 90 years and is now 189 years from 1 January 1989. Ground rent nil. Apply for service charge details, which include buildings insurance and water/sewerage rates.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band B - East Hampshire District Council.



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VIEWING

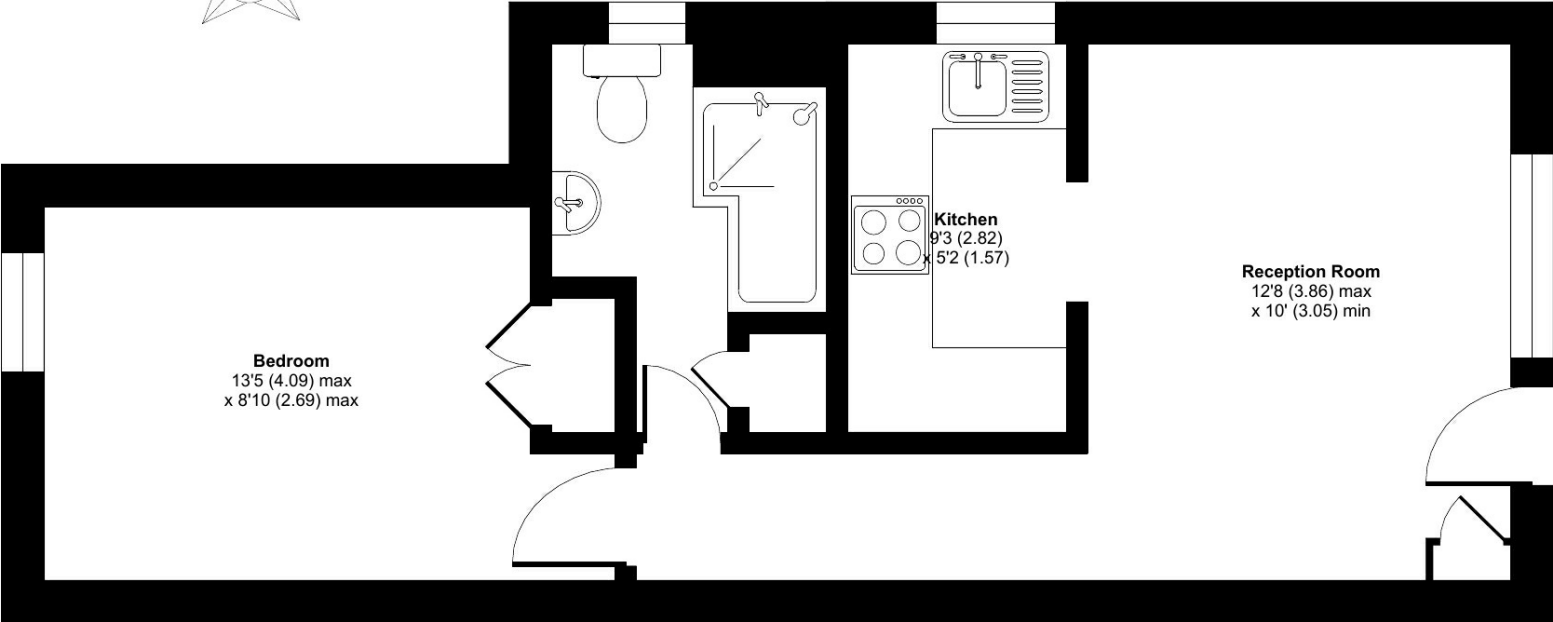
Strictly by prior appointment with Warren Powell-Richards



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Approximate Area = 393 sq ft / 36.5 sq m

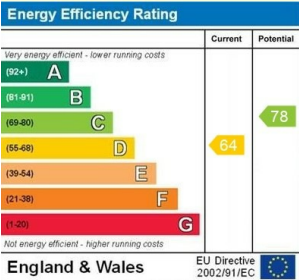
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1077458



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