

# 8 Waterside Court

Alton, Hampshire, GU34 2PQ

Price £200,000

wpr





## 8 Waterside Court

Alton, Hampshire, GU34 2PQ

Price £200,000 Leasehold

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

A completely transformed one double bedroom ground floor maisonette with allocated private parking set in a highly desirable location adjacent to King's Pond

- Open plan kitchen/living/dining room
- Redecorated throughout & new flooring
- Double bedroom
- Refitted shower room
- Allocated & visitors' parking
- Extended lease
- Close to mainline station & Waitrose
- Adjacent to King's Pond

### DESCRIPTION

The current owner has significantly enhanced this one bedroom maisonette with new flooring throughout together with new electric heaters and neutral decoration to a very high standard. The open plan living area leads into the kitchen which is fully equipped with oven, fridge/freezer and dishwasher. It also has the added benefit of space for a dining table and room for a washing machine and separate tumble dryer in the enclosed cupboard. The hallway leads through to the refitted shower room with large linen cupboard and onto the double bedroom at the back of the property which benefits from fitted wardrobes and a south westerly aspect.





## 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

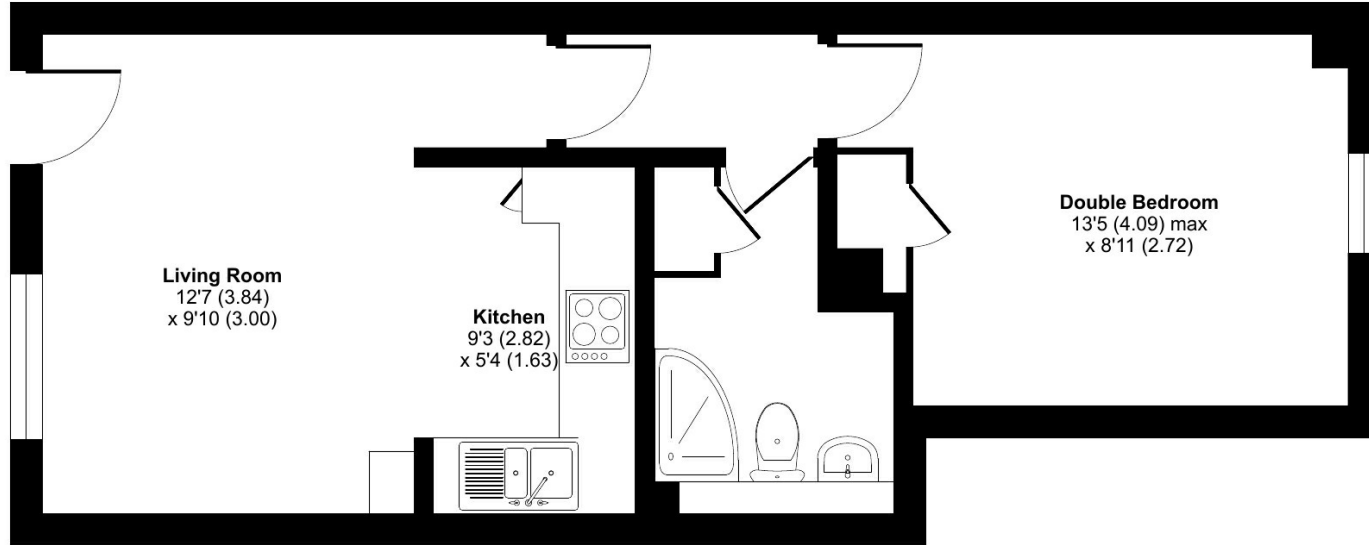
Strictly by prior appointment with Warren Powell-Richards



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Approximate Area = 407 sq ft / 37.8 sq m

For identification only - Not to scale



GROUND FLOOR



This floor plan was constructed using measurements provided to ©nlhcom 2024 by a third party. Produced for Warren Powell-Richards. REF: 1084211

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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CKKD422060

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