

# 14 Waterside Court

Alton, Hampshire, GU34 2PQ

Price £260,000

wpr



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Price £260,000 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 with wooden floor
- Stunning refitted kitchen breakfast room
- 2 bedrooms
- White bathroom suite
- Private entrance
- Allocated parking space & visitors parking
- Communal grounds
- Views over Kings Pond



## 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




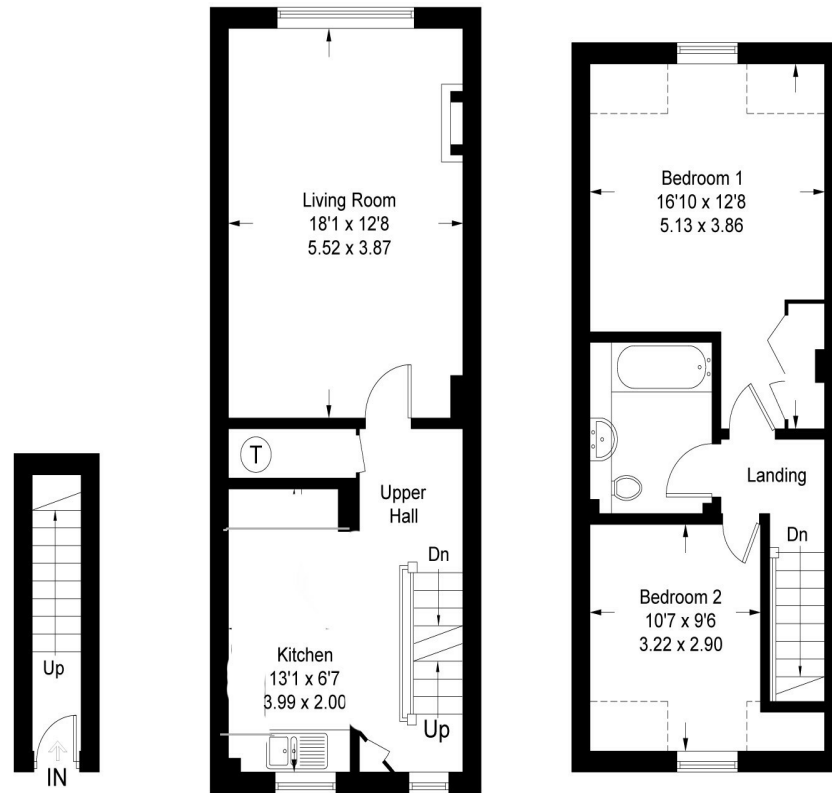
78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

Strictly by prior appointment with Warren Powell-Richards



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
34 sq ft / 3.2 sq m

**First Floor**  
435 sq ft / 40.4 sq m

**Second Floor**  
403 sq ft / 37.4 sq m

Approximate Gross Internal Area = 872 sq ft / 81 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID323796)

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
 75 → 80	 80	 60 → 65	 65
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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