

28 Waterside Court

Alton, Hampshire, GU34 2PQ

Price £230,000

wpr



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Price £230,000 Leasehold

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

Affording a sun balcony and a south westerly aspect towards Kings Pond, a prestigious lower floor 2 double bedroom apartment in the much favoured Lakeside private development. Chain Free.

- Sitting/dining room
- Birch style kitchen
- Refitted Shower room
- Hall & communal entrance
- Allocated undercroft car space + visitors parking
- Communal grounds with Wey stream

DESCRIPTION Constructed in about 1988 by national developers, Wimpey Homes, to their Teal design, this elevated ground floor apartment features a sitting/dining room and sun balcony to the rear with a south westerly outlook towards the lightly wooded margins of the pond. Further characteristics include the undercroft car parking space directly below, being numbered and third on the right with visitors spaces in the external area, replacement uPVC double glazed windows, panelled internal doors with moulded architraves and skirtings, independent access to all the rooms from the reception hall, and a communal entry phone system. There is also Economy 7 electric heating with a Stelflow Unvented Hot, Water Storage replacement cylinder. The neutral decorations are complemented by the birch style fitted kitchen which incorporates cupped ironmongery handles, a Zanussi electric oven, ceramic hob, illuminated hood, Lamone Microwave, washing machine together with a space for a fridge/freezer.



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, 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 a new sports 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 Kings Pond on the left. Then turn left down Paper Mill Lane. Turn first left into Waterside Court where the apartment is in the main facing block approached by the right hand external steps.

NB

1. There is an extended lease to 29 December 2177. Peppercorn ground rent. Apply for service charge details, which include buildings insurance and water/sewerage rates.
2. Photographs shown may include the development and Pond scenes.

SERVICES Mains electricity, water and drainage.

COUNCIL TAX Band C - East Hampshire District Council

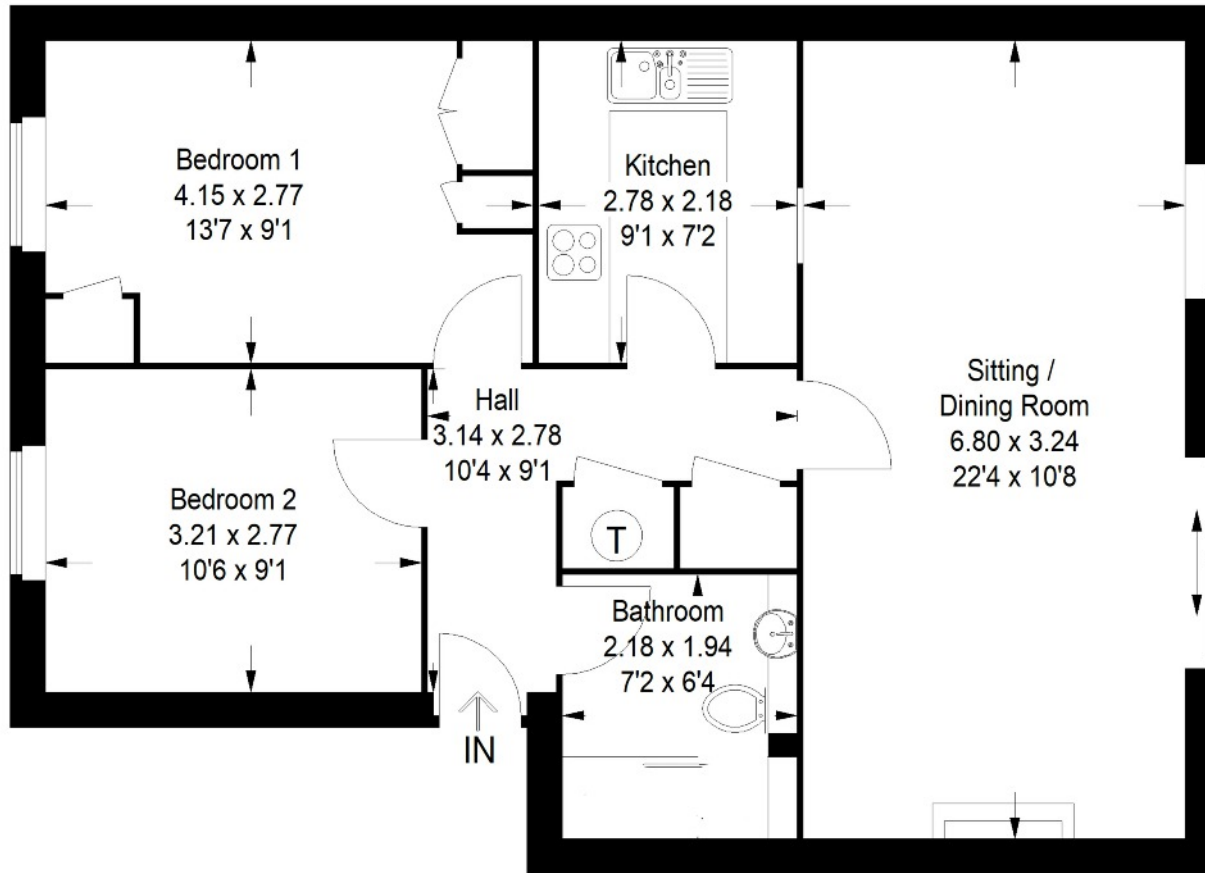


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VIEWING
Strictly by prior appointment with Warren Powell-Richards

Waterside Court

Approximate Gross Internal Area = 61 sq m / 656 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
<small>More energy efficient - lower running costs</small> (92+) A	
(81-91) B	
(69-80) C	
(55-68) D	60 65
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

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