



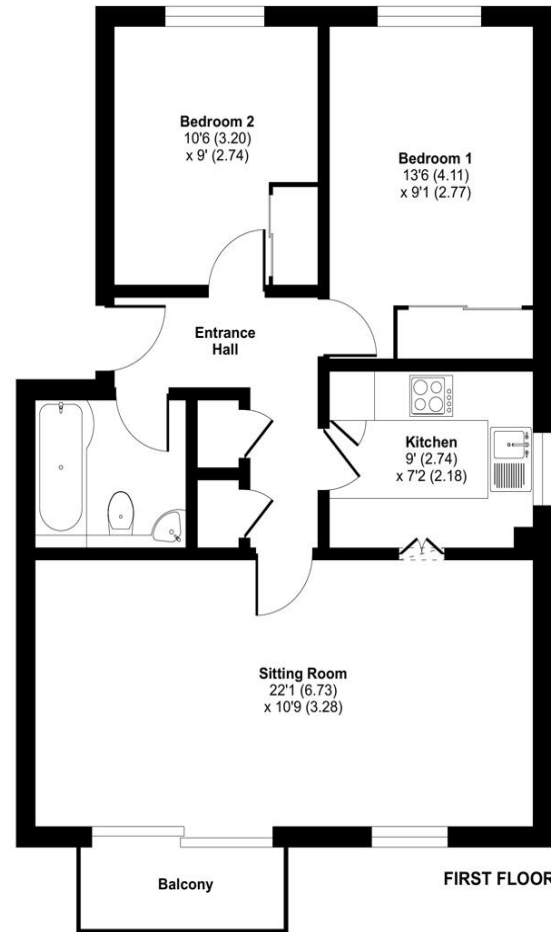
Waterside Court, Alton, Hampshire, GU34 2PQ



ACCOMMODATION

This well-presented two-bedroom first-floor apartment enjoys a prime position beside Kings Pond, offering stunning south-westerly views from its private balcony. Conveniently located, it is within 400 yards of Alton station (Waterloo line) and just 0.75 miles from the town centre, with Waitrose, local footpaths, and other amenities close by. The spacious sitting/dining room, fitted with large replacement uPVC double-glazed windows, provides exceptional natural light and picturesque pond views. The apartment also features a bright white kitchen, a bathroom, and independent access to all rooms from the reception hall. Constructed around 1988 by Wimpey Homes, the property is part of the highly regarded Waterside Court development. Residents benefit from a designated under croft parking space, ample visitors' parking, and beautifully landscaped communal grounds bordered by Wey stream. Internal features include panelled doors with moulded architraves and skirtings, adding a touch of elegance. With its excellent location and amenities, the apartment is ideal as a first-time purchase or buy-to-let investment.

ADDITIONAL INFORMATION



Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1219297



SITUATION

Waterside Court is a sought-after residential community offering direct access to Kings Pond and nearby footpaths leading into Alton's town centre. The town boasts High Street shops, Sainsbury's, M&S, coffee shops, restaurants, a market square, and community facilities. Further amenities include a new sports centre, two golf courses, St. Mary's Church, a health centre, and the scenic 2.1-mile Hangers Way trail.



SPECIFICATION

- First-floor apartment with stunning Kings Pond views.
- Private balcony with south-westerly outlook.
- Spacious sitting/dining room and bright white kitchen.
- Two double bedrooms and modern bathroom.
- Allocated under croft parking and visitor spaces.
- Beautifully landscaped communal grounds with Wey stream.
- Constructed in 1988 by Wimpey Homes.
- 400 yards to station (Waterloo line).
- 0.75 miles to Alton town centre and amenities.
- Ideal for first-time buyers or buy-to-let investment.

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band C

OFFERS IN EXCESS OF £258,000

TENURE

Leasehold

Unexpired Years Remaining: 153

Annual Service Charge: £2580

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.