



**Waterside Court
Alton
Hampshire
GU34**

Offers In Excess Of £230,000

bettermove

Waterside Court

Alton

Bettermove are proud to present this 2 bedroom, split level maisonette in Alton, available with no forward chain.

The property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is C.

This is a leasehold property with 197 years remaining on the lease; the service charge is £4,800.00 per annum, including ground rent and water.

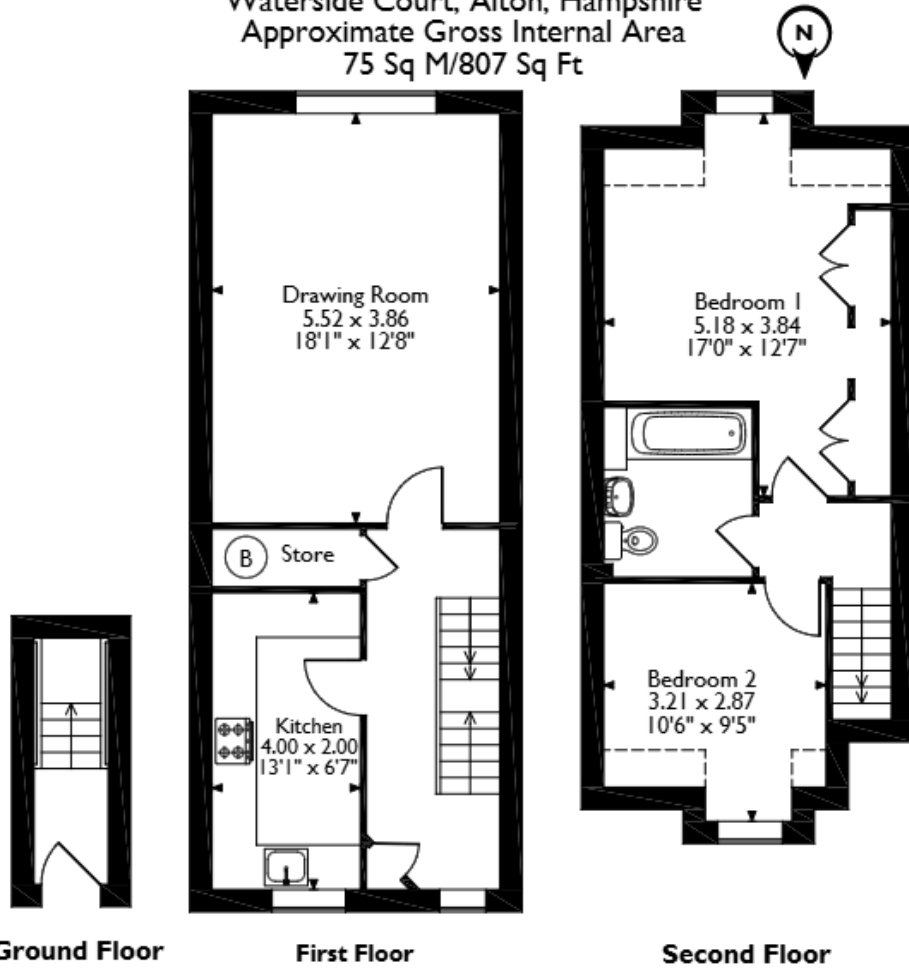
The interior of this beautifully presented property is split across two levels, and comprises a spacious living, fitted kitchen, two generous double bedrooms, and a family bathroom.

Located in the popular market town of Alton, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Alton train station, a variety of local bus routes, and quick access to the A31.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Waterside Court, Alton, Hampshire
 Approximate Gross Internal Area
 75 Sq M/807 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk