



*At home in Alton*

# 18 Salisbury Close

ALTON, HAMPSHIRE, GU34 2TF

## Asking Rent £ 725 PCM

- Energy Performance Rating C
- Holding Deposit £167.30
- Deposit £836.50
- Council Tax Band A
- Open-Plan Living / Sleeping Area
- Kitchen
- Shower Room
- Allocated Parking Space
- Communal Garden



A newly redecorated studio apartment, ideally located within the sought after Racecourse location and is walkable to Alton town, parks, cafes and mainline station to Waterloo.



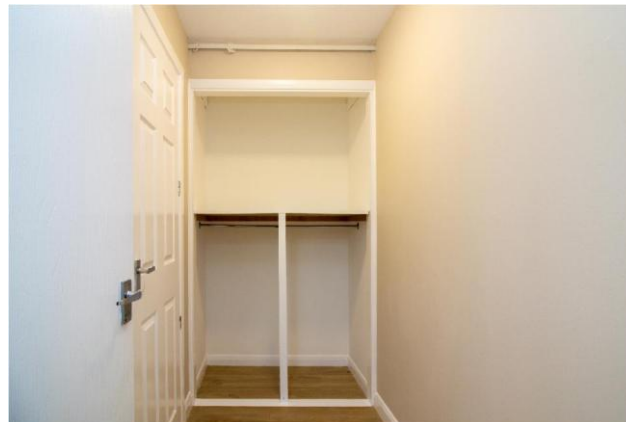


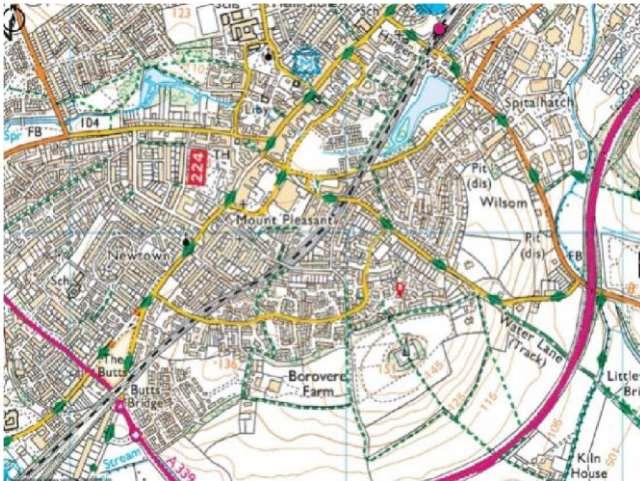
Upon entering, there is an open-plan living / sleeping area. Off this main area, there is a door through to the modern kitchen. There is also a door to an inner lobby area with integrated storage, which leads through to the shower room.

The apartment also benefits from designated parking and a communal garden.

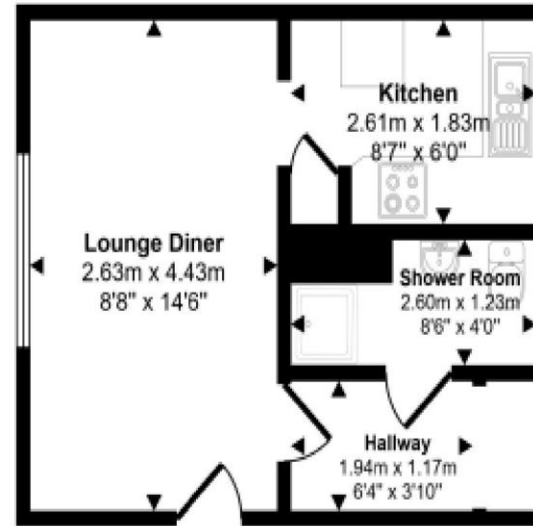
Ultrafast broadband is available (source: Ofcom). For mobile signal, please check <https://www.ofcom.org.uk/mobile-coverage-checker>.

Alton is a bustling market town where there is a Waitrose, M&S food store and Sainsburys, along with a good selection of local shops and facilities. There is good road access to London, the M25 and beyond via the A31 heading south. There is direct mainline rail access to London, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.





Approx Gross Internal Area  
24 sq m / 260 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

