

  
Hellards



*At home in Alton*

# Flat 7 Gregorys, 9 Anstey Road

ALTON, HAMPSHIRE, GU34 2QZ

## Asking Rent £ 1,000 PCM

- Energy Performance Rating C
- Holding Deposit £230.76
- Deposit £1153.80
- Council Tax Band B
- First Floor Maisonette
- One Bedroom
- Open Plan Living Space
- Kitchen
- Bathroom
- Communal Garden
- Allocated Parking Space



Tucked away just off Anstey Road, this maisonette is conveniently located for the Railway Station and Town centre.





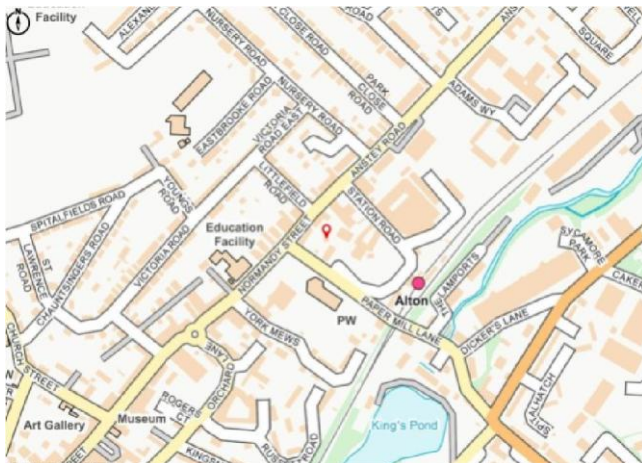
From the private front door, stairs lead up to the open-plan living space. There is a seating area, with a window overlooking the front, along with a space for a dining table. An archway leads through to the modern kitchen, which features white units and a stainless steel splashback. The master bedroom is a good-sized double, and there is a bathroom which features a white suite with shower over the bath.

Outside, there is a communal garden and allocated parking space.

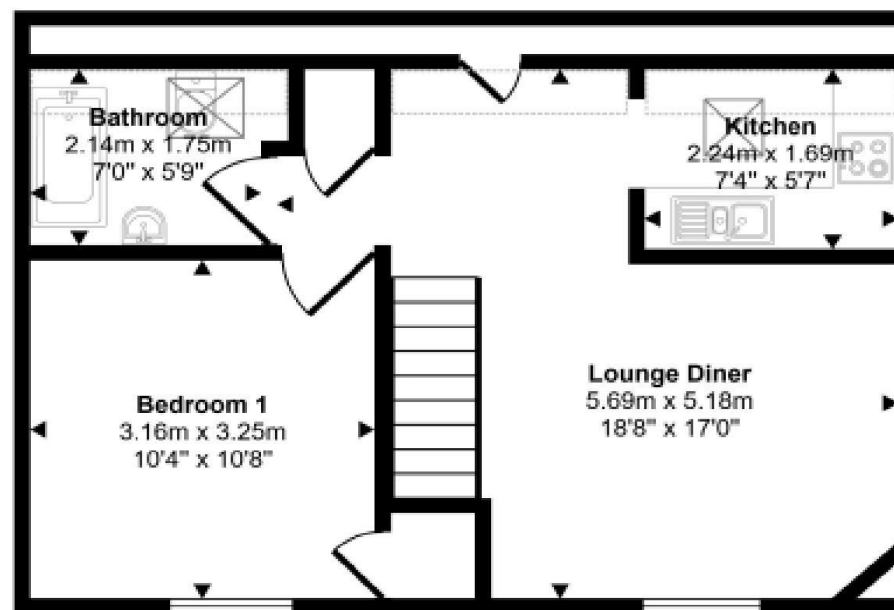
Ultrafast broadband is available (source: Ofcom). For mobile signal, please see <https://www.ofcom.org.uk/mobile-coverage-checker>.

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  
44 sq m / 475 sq ft



Floorplan

 Denotes head height below 1.5m

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             | 70 C    | 77 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.