



At home in Alton

2 Robins Nest Church Street

ALTON, HAMPSHIRE, GU34 2LT

Asking Rent £ 1,100 PCM

- Energy Performance Rating: C
- Holding Deposit: £253.84
- Deposit: £1269.20
- Council Tax Band: B
- Ground Floor Flat
- One Bedroom
- Bathroom
- Open-Plan Living Space and Kitchen
- Allocated Parking Space
- Communal Garden

A ground floor flat, within easy reach of the Town Centre and railway station.





Upon entering there is a hallway with a door through to the double bedroom. There is a further door to the bathroom, with shower over the bath. At the end of the hall is an open-plan sitting / dining room / kitchen. The modern kitchen has a range of base and eye-level units.

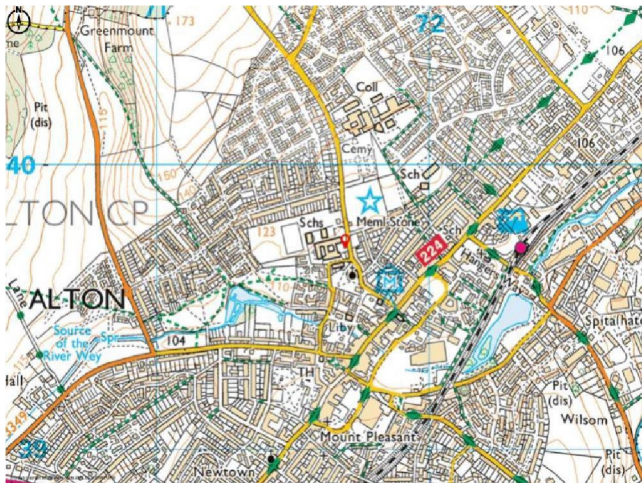
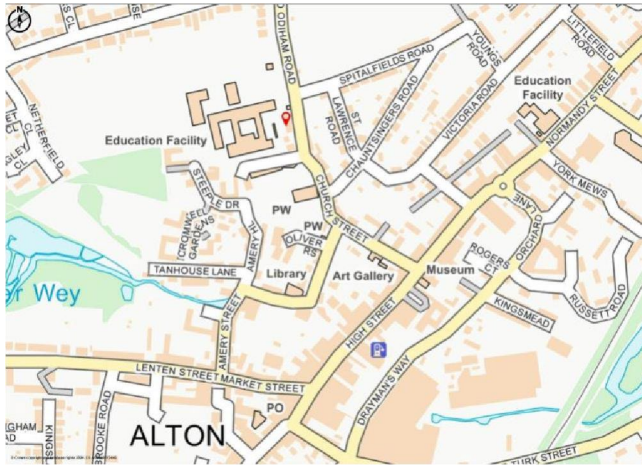
Outside, there is an allocated parking space and communal garden.

Superfast broadband is available (source: Ofcom). A mobile signal is likely from EE and O2, and limited from Three and Vodafone (source: Ofcom).

The property has electric heating, and we understand is connected to mains water and sewerage.

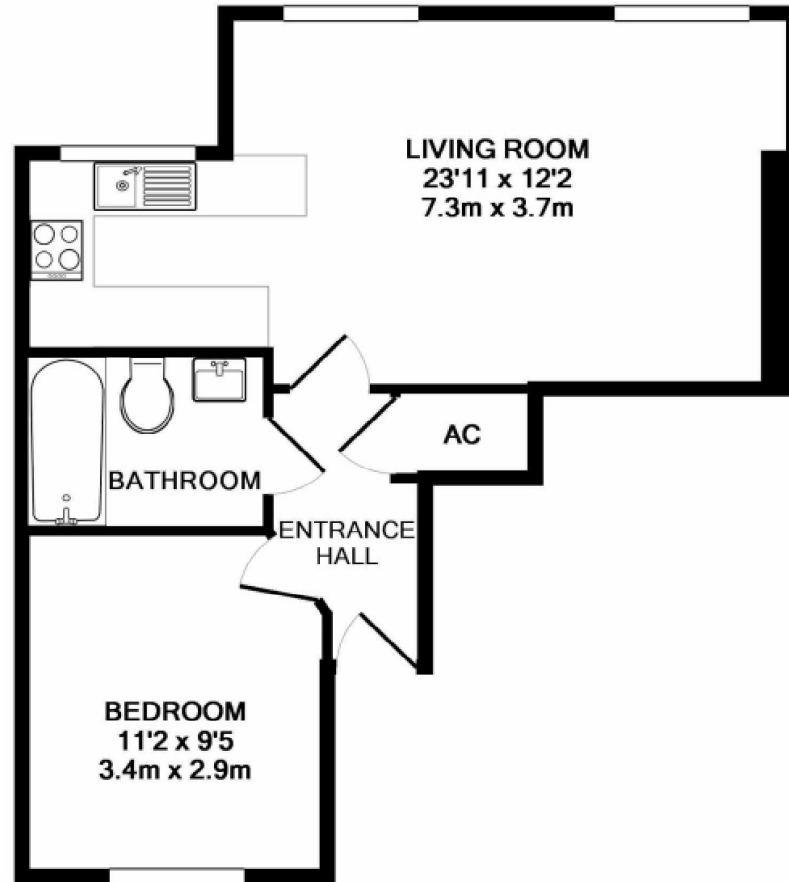
The market town of Alton has a Waitrose, M&S and Sainsbury food stores, along with other shops and facilities. In addition, Alresford, Petersfield, Farnham, Winchester and Basingstoke are within easy striking distance. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

lettings@hellards.co.uk | hellards.co.uk

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.

Hellards