

Hellards



At home in Alton

Flat 33, Newcastle House, Rivermead Gardens

ALTON, HAMPSHIRE, GU34 1UR

Asking Rent £ 1,100 PCM

- EPC Rating B
- Holding deposit £253.84
- Deposit £1269.20
- Council Tax Band to be confirmed
- Ground Floor Apartment
- One Bedroom
- Open Plan Living Space
- Stylish Bathroom
- Allocated Parking Space
- EV Charger



A newly built ground floor apartment on the Rivermead Development, with allocated parking space and outside terrace.





This superb luxury apartment offers spacious accommodation and is naturally well-lit.

Upon entering, there is a hallway with doors through to all the rooms. There is also a storage cupboard and utility cupboard housing the washer dryer.

The main open-plan living space has a modern kitchen with built in appliances and stainless steel splashback. There are patio doors out onto the terrace and another set to the front.

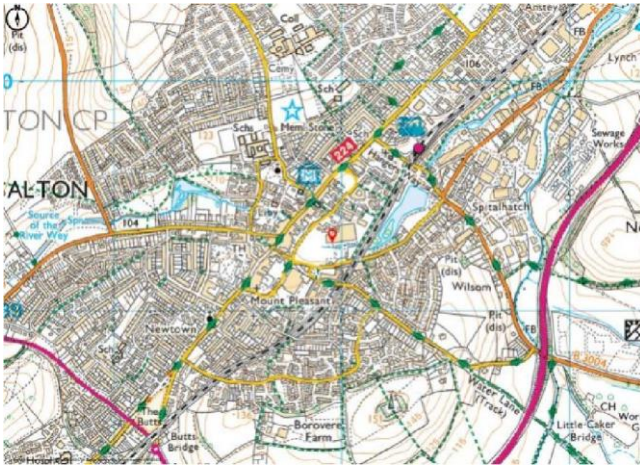
There is a double bedroom with built-in wardrobes, and large window overlooking the river. The stylish bathroom consists of a white suite, with shower over the bath. There is the benefit of a dual controlled heated towel rail.

There is an allocated parking space, with EV charger.

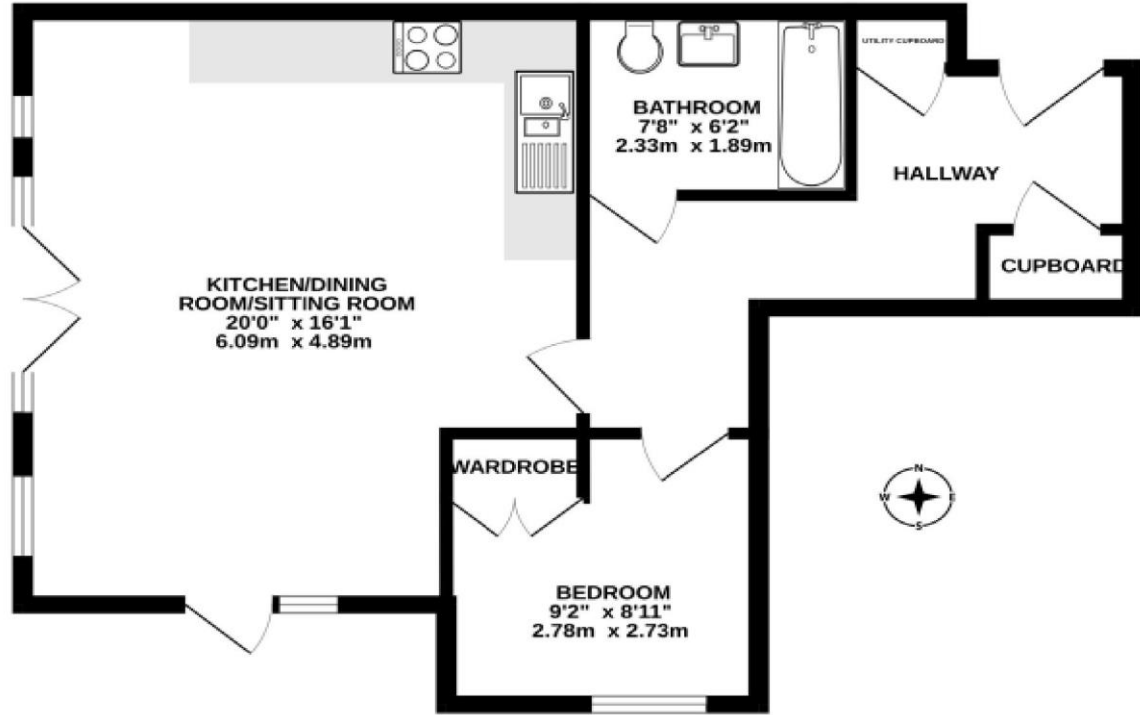
Superfast Broadband is available (Source: Ofcom). There is a mobile signal from EE, Three, O2 and Vodafone (Source: Ofcom).

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.





GROUND FLOOR
548 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors 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.
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DIRECTIONS

From our office in Alresford, head out of Town towards Bishops Sutton. Take the first exit from at the roundabout and continue on the A31 though Ropley and Four Marks. Come off the A31 and onto the A339 towards Alton. Go straight across the first roundabout, and at the next roundabout take the second exit onto Butts Road. Continue along, and the road turns to the right by M&S food. Head over the roundabout on Draymans Way, at the next roundabout then take the third exit onto Lower Turk Street. Rivermead Gardens can be found a short way along on the left. Upon entering, head straight and over the cross roads. Bear round to the left and head down to the bottom, where Newcastle House can be found on the left hand side.

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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.

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	

