

Hellards



At home in Alton

19 York Mews

ALTON, HAMPSHIRE, GU34 1JD

Asking Rent £ 1,300 PCM

- EPC Rating C
- Holding Deposit £300.00
- Deposit £1500.00
- Council Tax Band C
- First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Sitting / Dining Room
- Modern Kitchen
- Garage



A beautifully presented first floor apartment with garage, overlooking communal gardens.





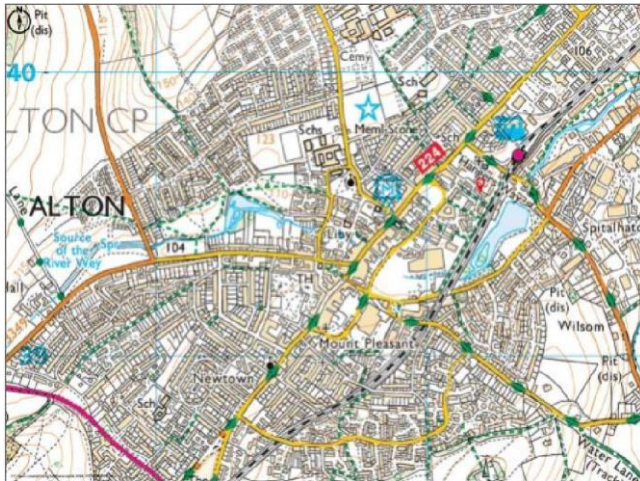
Upon entering the apartment, there is a central hallway with doors through to all the rooms. On the left is the modern fitted kitchen, with a range of base and eye-level units. The bathroom features a white suite with shower over the bath. Bedroom two is of a good size, with a bay window allowing an abundance of natural light to flood in. There is a sitting / dining room, again with a bay window. The master bedroom overlooks the communal garden, and also has an en-suite shower room.

There is a garage in a nearby block.

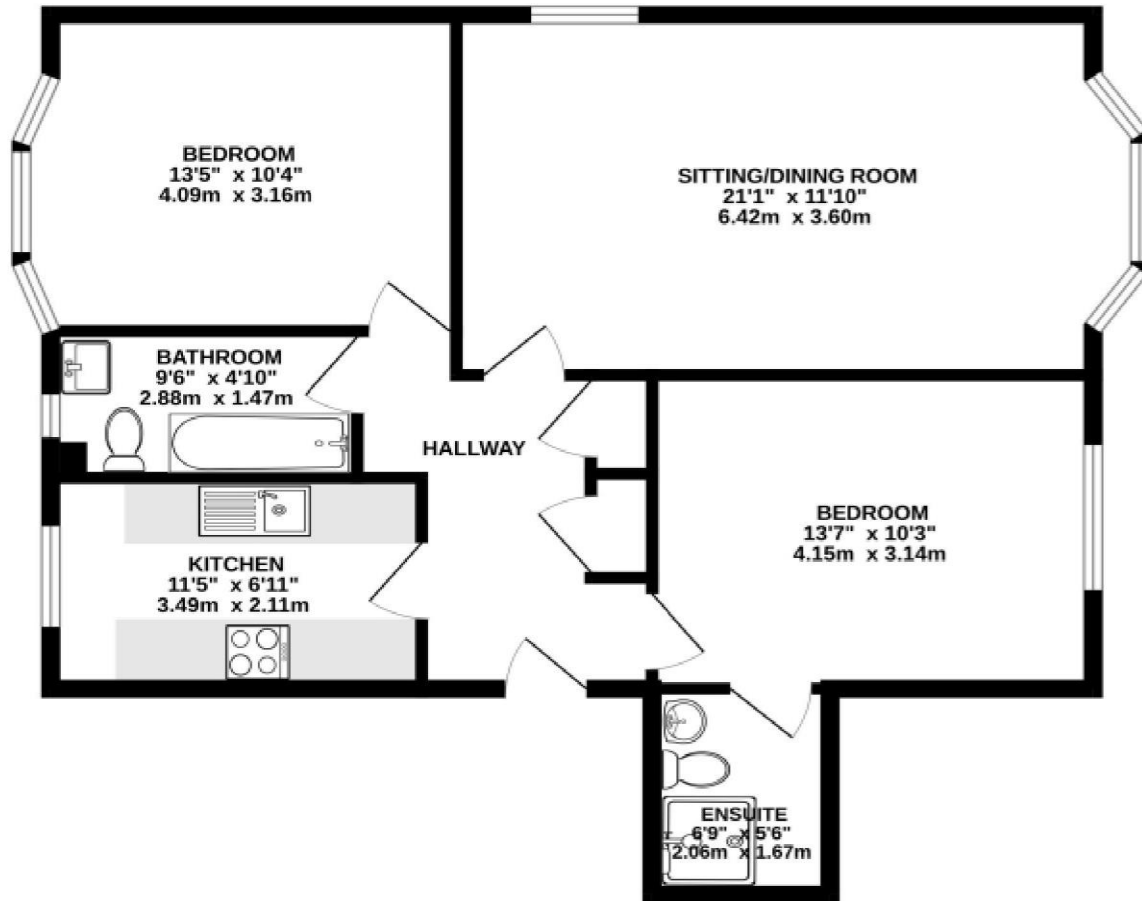
There is electric heating. Ultrafast broadband is available. There is a mobile signal from EE, Three, O2 and Vodafone.

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.





1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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		
	74	78
England & Wales	EU Directive 2002/91/EC	

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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.

