

# Hellards



*At home in Alton*

# 90 Adams Way

ALTON, HAMPSHIRE, GU34 2UZ

## Asking Rent £ 895 PCM

- Energy Performance Rating C
- Holding Deposit £206.53
- Deposit £1032.65
- Council Tax Band B
- Ground Floor Flat
- Open-Plan living space
- Modern Kitchen
- Bathroom
- Double Bedroom
- Allocated Parking Space
- Communal Garden

A modern one bedroom ground floor apartment, located within a short distance of the Railway Station, with a communal garden and allocated parking space.







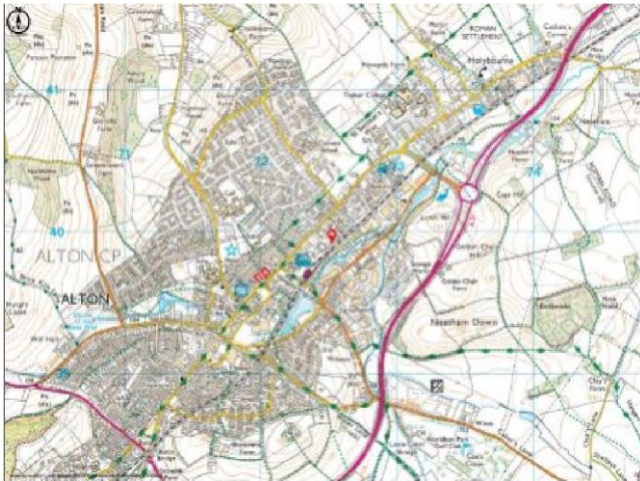
The accommodation includes an open plan living space, with sitting / dining area and kitchen which features a range of modern base and eye-level units with a contrasting worktop. There is also a bathroom comprising of a basin with vanity unit, low level WC and bath with shower over.

Ultrafast Broadband is available (Source: Ofcom). There is mobile phone coverage for EE, O2, Three and Vodafone.

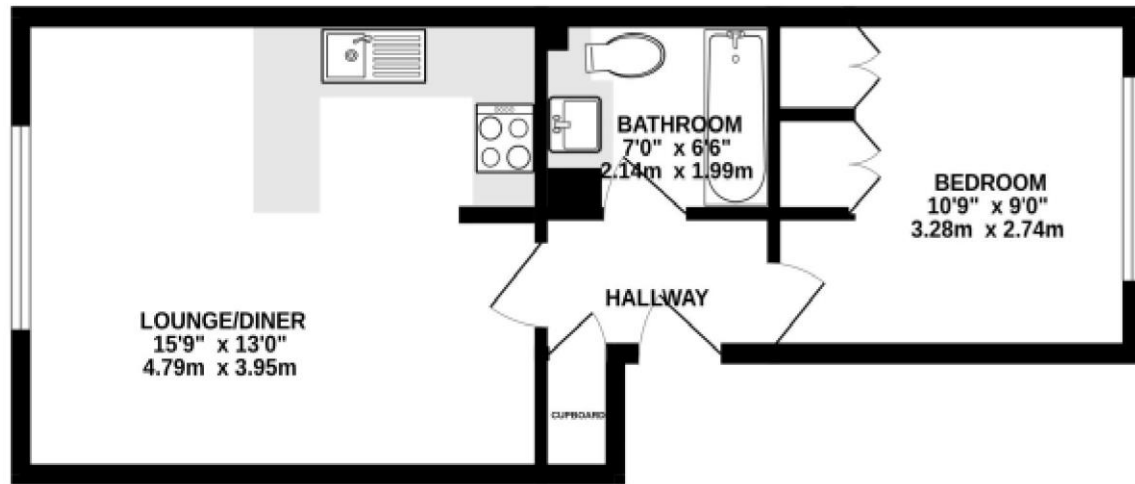
We understand that mains electricity and water are connected.

The market town of Alton has a mainline railway station to London Waterloo and the A31 provides a link to the A3 and M3. Alton provides a good range of individual shops with weekly and specialist markets and choice of supermarkets. The town has a cinema, library, community centre and a range of pubs/cafes and restaurants.





**GROUND FLOOR**  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	71	77
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

