

Hellards



At home in Alresford

1 Corner House

ALRESFORD, HAMPSHIRE, SO24 9AR

£1,100 pcm

- Located in the Heart of the Town
- Immaculately Presented
- Spacious Rooms, High Ceilings and exposed beams
- White Goods Included
- Gas Central Heating
- En-Suite to Master Bedroom

An exceptional first floor period apartment, offering very spacious accommodation in the heart of the Georgian Town Alresford.

This property is extremely conveniently situated with shops, buses and facilities on the door step and is within an easy drive of Winchester, Alton and Basingstoke, all three of which have mainline rail services to London.

This well-proportioned property is one of a pair of flats within this imposing Grade II listed building with shops beneath and combines a great many features including secondary glazing, a modern fitted Kitchen, Bathroom and en-suite Shower Room, an entry phone, a gas-fired combination boiler plus approx. 3m high ceilings, providing a light and airy feel.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and





there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

HALL

20' 2" x 6' 11" (6.15m x 2.12m)

SITTING ROOM

16' 8" x 15' 11" (5.09m x 4.87m)

KITCHEN / DINING ROOM

18' 5" x 14' 11" (5.62m x 4.57m)

BEDROOM 1

16' 1" x 13' 10" (4.92m x 4.23m)

EN SUITE SHOWER ROOM

INNER LOBBY

BEDROOM 2

13' 8" x 10' 8" (4.17m x 3.26m)

BOX ROOM

5' 6" x 5' 4" (1.7m x 1.64m)

BATHROOM

DIRECTIONS

This property is situated in the centre of Alresford, at the corner of Broad Street with West Street.

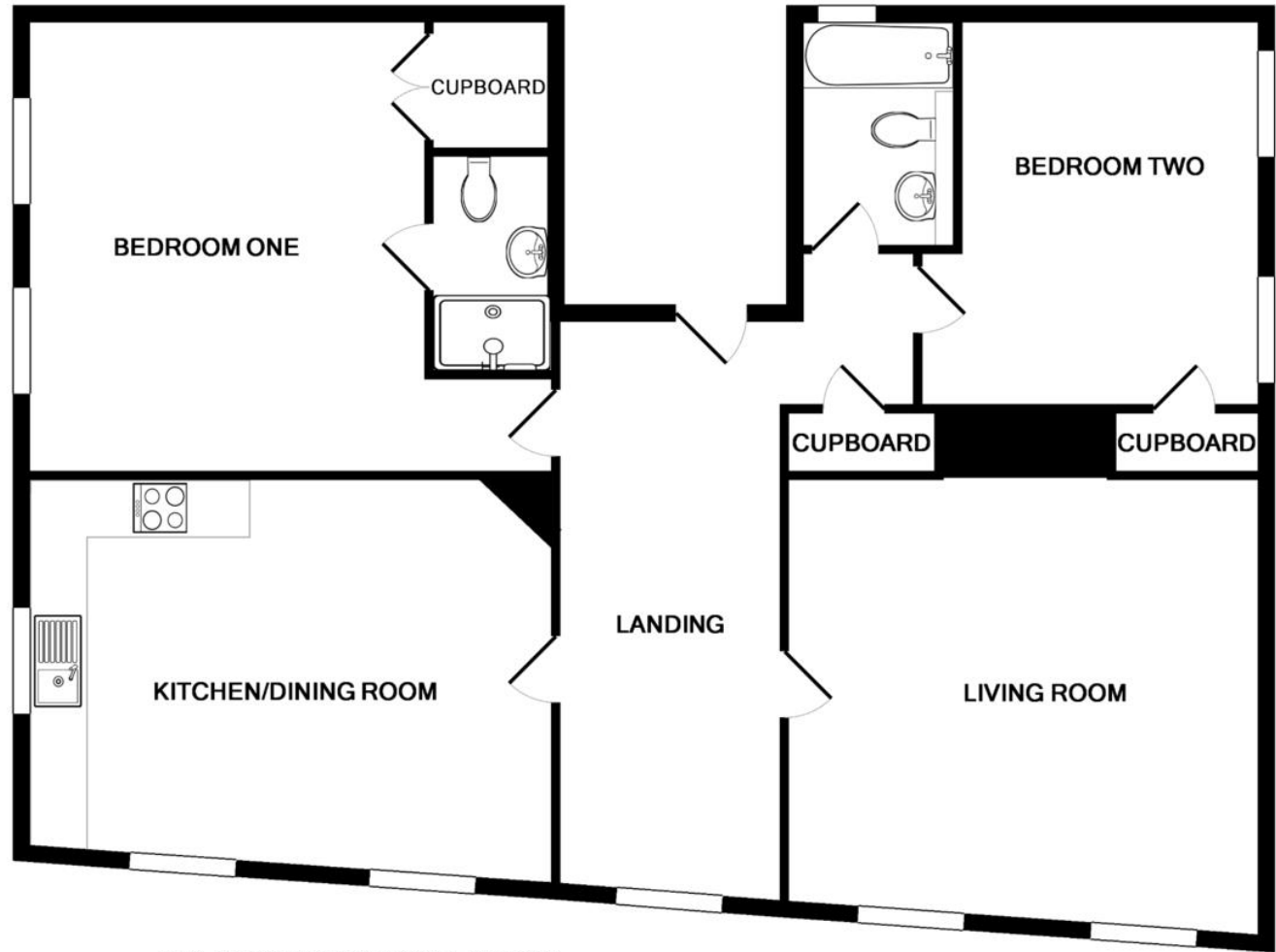
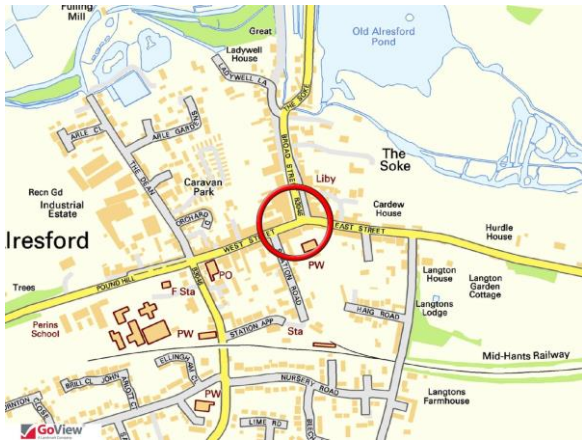
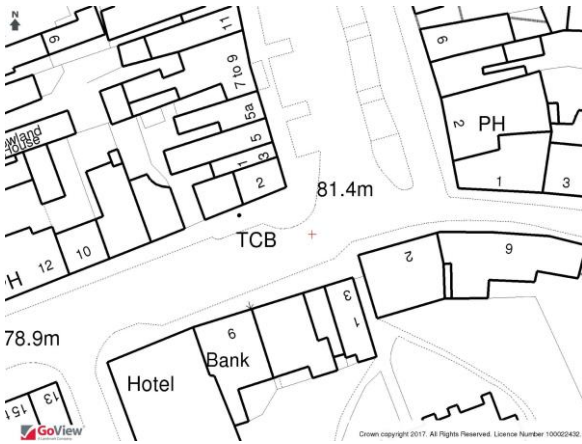
SERVICES:

We understand that all main services are connected to this property.

LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: B



TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.0 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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
	66 73
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
	59 70
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & 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.


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