

# Hellards



*At home in Alresford*

# 13c Broad Street

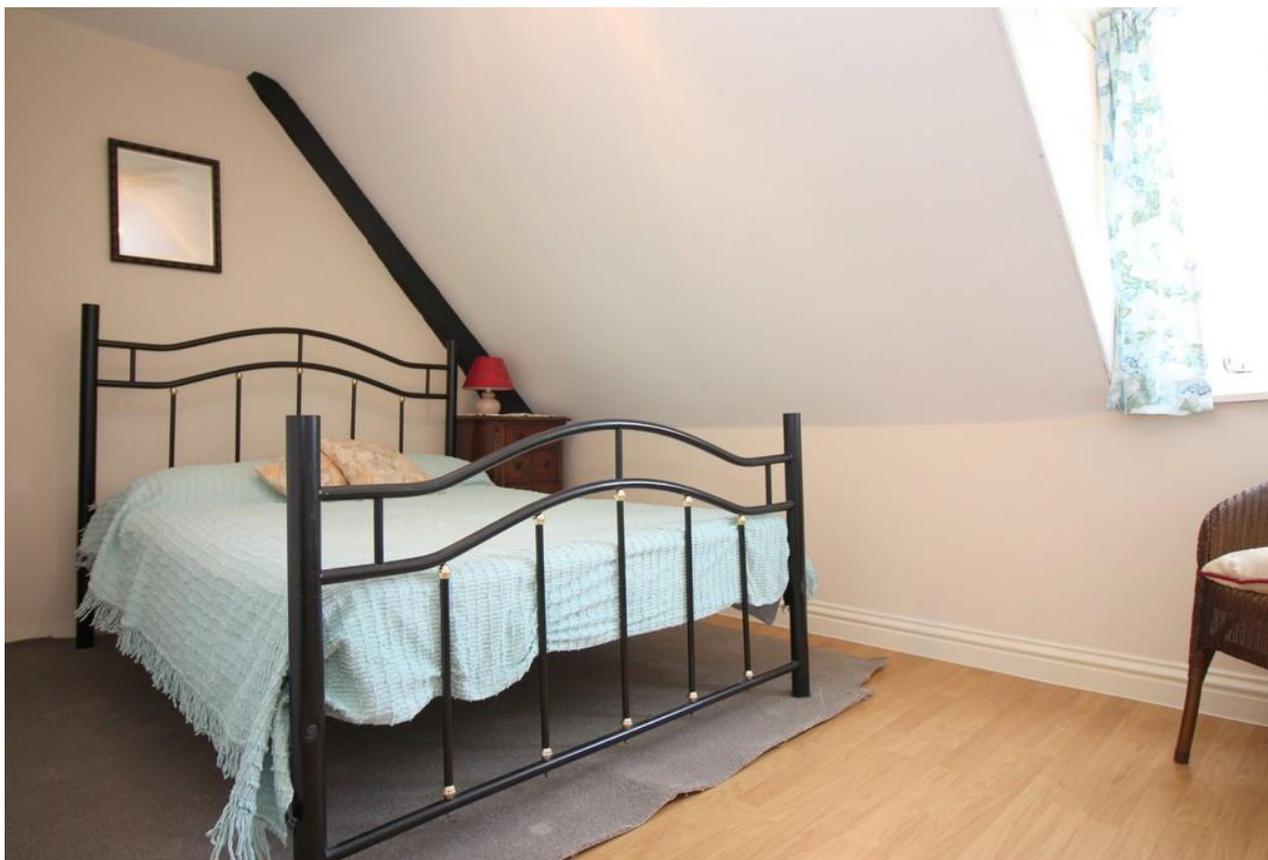
ALRESFORD, HAMPSHIRE, SO24 9AR

£795 pcm

- Central Alresford Location
- Modern Kitchen and Bathroom
- Two double bedrooms
- Period Features
- Great views

A generous and well-presented top floor flat in the centre of town offering great views in an ideal location. This charming flat includes a large modern kitchen with built in dishwasher and washing machine with plenty of room for a table and chairs. The bathroom is also to a high standard and boasts a large bath. The flat offers light and spacious accommodation and boasts plenty of character too. It would make a great bolt hole for a professional couple or single person.

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.





## ENTRANCE HALL

## KITCHEN/DINER

10' 4" x 8' 1" (3.15m x 2.47m)

## LIVING ROOM

14' 0" x 12' 2" (4.28m x 3.71m)

## BEDROOM ONE

12' 0" x 10' 10" inc. wardrobes (3.67m x 3.31m)

## BEDROOM TWO

12' 3" x 7' 8" (3.75m x 2.34m)

## BATHROOM

9' 1" x 5' 2" (2.78m x 1.58m)



## SERVICES

The flat has mains water, drainage, mains electricity and central heating. There is no mains gas supply. There are conventional radiators.

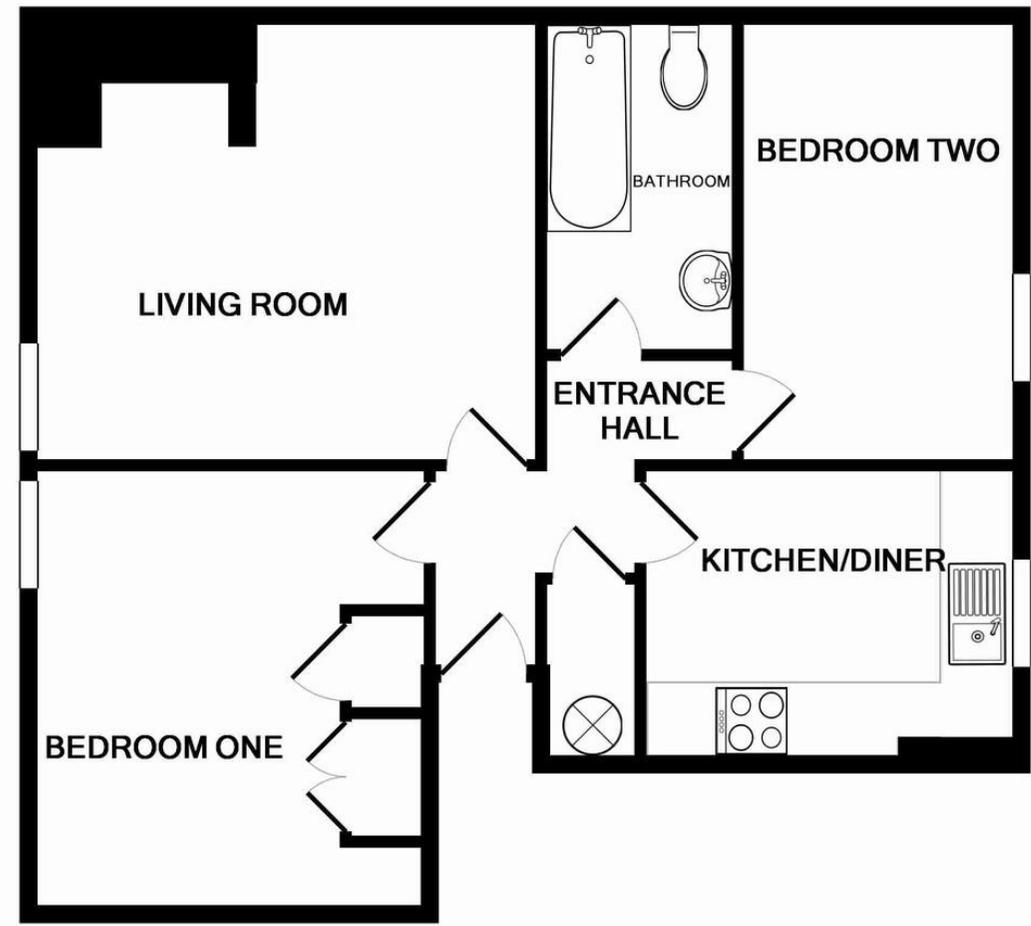
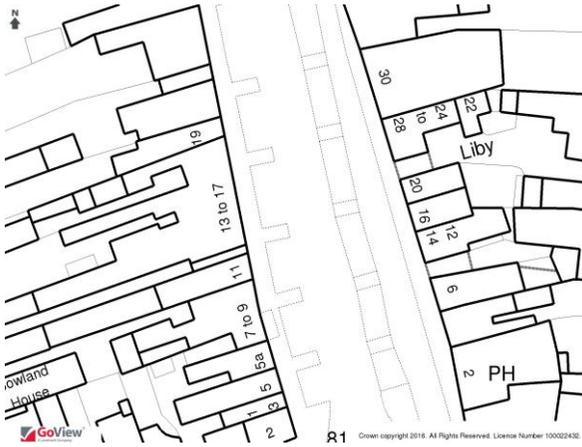
## LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: A

## DIRECTIONS

Access to flat 13C can be found to the right of our office entrance in Broad Street, alongside Morgans Hardware.



TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 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

**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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	74
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (<20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	

