



At home in Alresford

8 Ellingham Close

ALRESFORD, HAMPSHIRE, SO24 9EY

Asking Price £149,950

- Flat for over 55's
- No Onward Chain
- Two Bedrooms
- Double Aspect Sitting Room
- Communal Residents Lounge and Kitchen
- Off Road Parking

First floor retirement flat for the over 55's set within walking distance of the town centre. This property is managed by Stonewater with a non-resident manager who is regularly on site and a 24 hour alarm call service available. This particular flat overlooks Grange Road and benefits from a double aspect sitting room, with a door to the adjoining kitchen, the two bedrooms and shower room are off the hall and the flat also has a loft hatch which would be suitable for storage. The property has the benefit of double glazing, electric heating and off road parking within the close.

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.

SERVICES

The flat has mains water, mains drainage and electricity. The heating is via electric storage heaters as there is no gas available within the development.





LEASE INFORMATION

- 125 year lease from 24th June 1989
 - Ellingham Close is managed by Stonewater
 - Service charge for the year April 2019 - March 2020 is £2,181.89. Services included are: Buildings insurance, supply of water, drainage, the alarm system and cleaning of the exterior of residents' windows. Also included are the costs of maintaining the communal areas, which include repairs, electricity, cleaning, window cleaning and gardening.
- Within the service charge a contribution is made towards the sinking fund, the on-site scheme manager's salary and costs, and Stonewater's administration costs.
- There is no ground rent

STAIRLIFT

Stonewater have taken over the responsibility for the maintenance of the stairlifts, which service the first floor flats. This is a requirement of Zurich Insurance, who insure the scheme. Stonewater have absorbed these maintenance costs recently, but plan to pass the cost on to the owners of the first floor flats in due course. At the moment, all the stairlifts are working well. The stairlifts remain in the ownership of one or other of the first floor flats. Please note that the blocks housing flats 8-11 and 13-16 do not have stairlifts installed.

ON SITE MANAGER

There is an on-site manager who works Monday-Friday between 9am and 2pm. She can be contacted on 01962 735811 or via email: linda.tiplady@stonewater.org

STONEWATER REQUIREMENTS

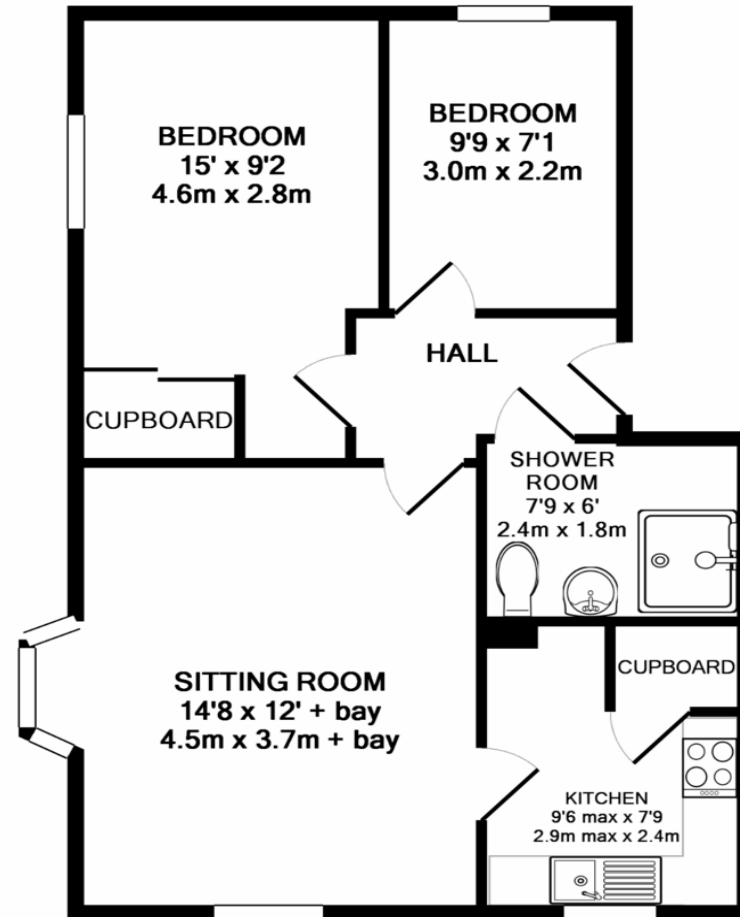
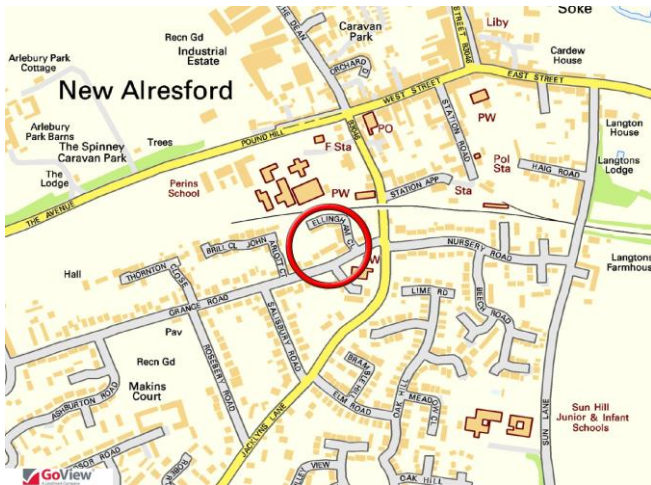
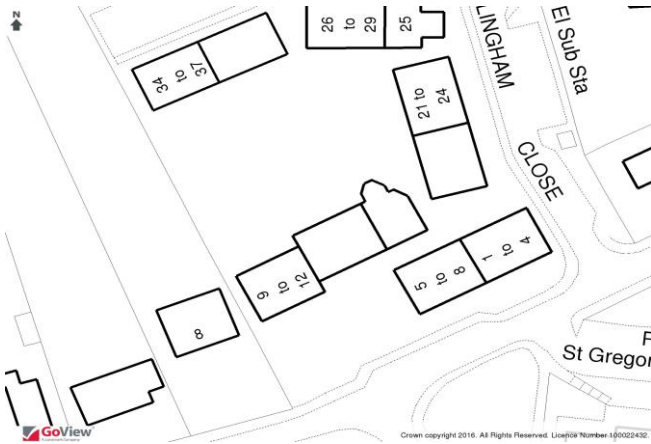
The on-site manager will need to meet and assess all prospective purchasers of the flats, prior to exchange of contracts.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C

DIRECTIONS

From the centre of the town, continue west, down West Street, and turn left into Jacklyns Lane (sign-posted to Cheriton). After the old railway bridge (Watercress Line), turn right into Grange Road, shortly after Ellingham Close can be found on the right. Stay on Grange Road and do not turn into the actual close, No.8 can be found further along on the right.



TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 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 (1-20)	
	71 76
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 (1-20)	
	55 62
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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