


Hellards



At home in Alresford

33 Ellingham Close

ALRESFORD, HAMPSHIRE, SO24 9EY

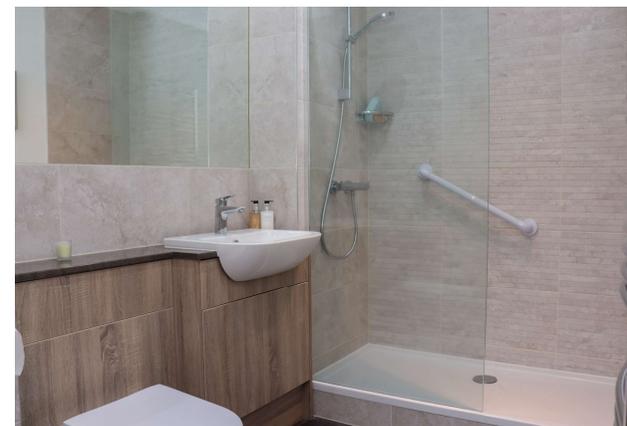
Guide Price £175,000

- Flat For Over 55's
- Walking Distance of Town Centre
- Two Bedrooms
- Communal Residents Lounge and Kitchen
- Non-Resident Manager
- No Onward Chain

Extremely well presented 2 bedroom first floor flat, set in this popular development for the over fifty-five's. The property benefits from having been recently refurbished with a modern fitted kitchen, new carpets and decorated throughout. The property is accessed via a communal door leading to a staircase, with stair lift, taking you up to the first floor.

Once inside the property you are greeted by an entrance hall with built in storage cupboard, the kitchen is to your right and the principle bedroom and bathroom straight ahead. To the left the hallway leads through to the living room, complete with bay window and views over the communal garden. The second bedroom is accessed just off of the living room and also enjoys views over the communal garden. Additional benefits include a residents' lounge with attached communal kitchen, landscaped gardens and residents' parking.

There is an on-site manager (Celia Wood) who normally works Monday-Friday between 9am and 2pm. Office number: 01962 735811 Happy to talk on her work mobile: 07867 492370 Email: celia.wood@stonewater.org.





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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.

LOCAL AUTHORITY INFORMATION

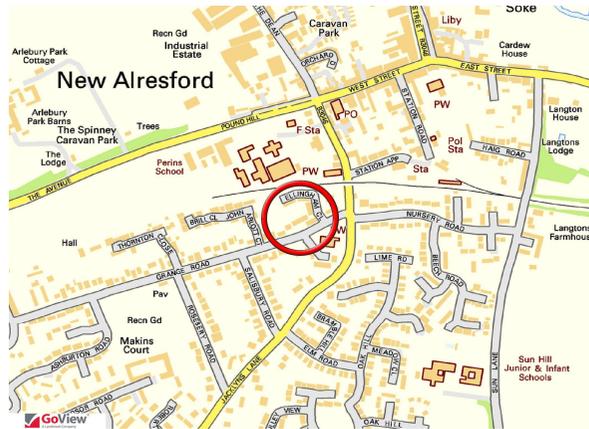
Winchester City Council
Council Tax Band: C

LEASE INFORMATION

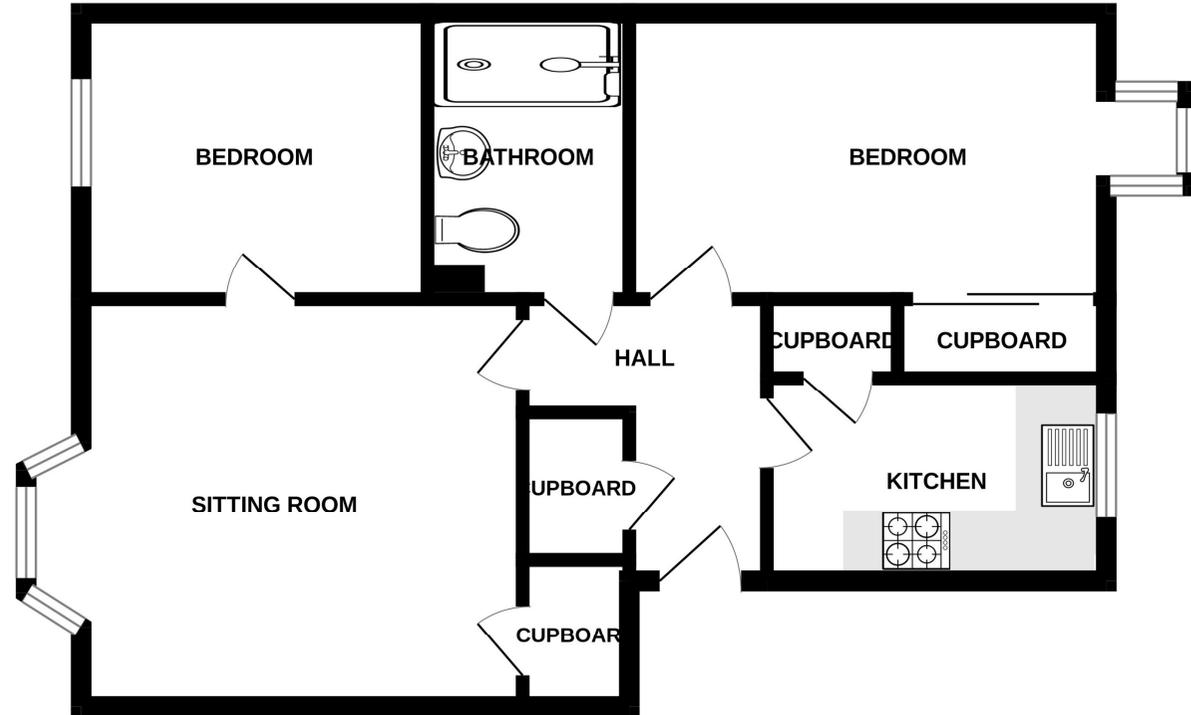
Commencing 24th June 1989 Lease period: 125 years Years Remaining: 92. Ellingham Close is managed by Stonewater Homes. The service charge for 2021/22 is £2,382.18. The service charge for 2022/23 is yet to be confirmed. Services included are: Buildings insurance, supply of water, drainage, the alarm system 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.

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. Turn right into Ellingham Close and follow the road round to the left where No.33 will be found on the left hand side.



GROUND FLOOR 541 sq.ft. (50.3 sq.m.) approx.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	51
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 541 sq.ft. (50.3 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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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.

