



*At home in Alresford*

# 12 Hankins Court

ALRESFORD, HAMPSHIRE, SO24 9FD

## Guide Price £250,000

- Town Centre Location
- Courtyard Access with Parking and Allocated Carport
- Two Bedrooms
- Modern Kitchen and Bathroom
- South Facing Juliet Balcony overlooking Rear Courtyard

A well presented two bedroom first floor maisonette, conveniently situated in a courtyard within Alresford Town Centre.

The property has galleried first floor terrace entrance with a private front door opening to the entrance hall with access to all rooms, to the right there is a modern kitchen with eye and floor level units, built in electric oven and hob and a single drainer sink unit. A modern white bathroom suite with panel enclosed bath with shower attachment, wc, pedestal wash hand basin.

There is a south facing sitting room/ dining room with a Juliet balcony overlooking the rear courtyard, parking and the allocated carport.





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**

We understand that all mains services are connected.

### **LEASE INFORMATION**

Lease 125 years from 2008 - Maintenance including buildings insurance is £500 per annum

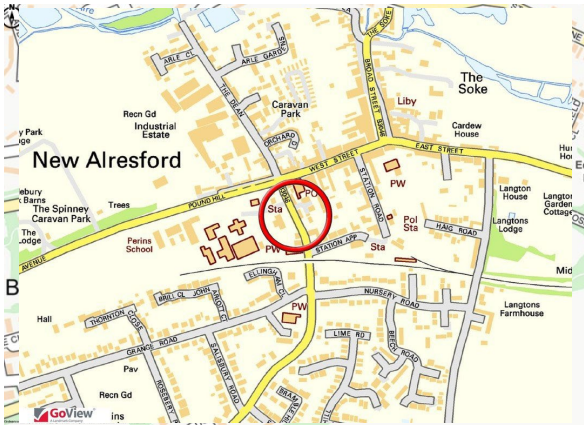
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: C

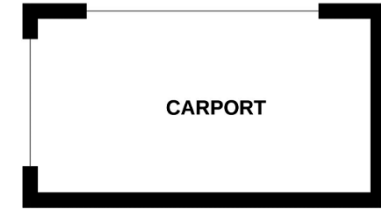
### **DIRECTIONS**

From our office in the centre of Alresford, proceed down West Street and there is a pedestrian and vehicular access into this courtyard on the left, leading down the side of the Co-op Store (directly opposite 'Mange 2 Deli'). This takes you into the Residents and visitors parking area. There is a wide wooden flight of stairs to the right of the property which will lead you up to a wide paved area and the front door of number 12.

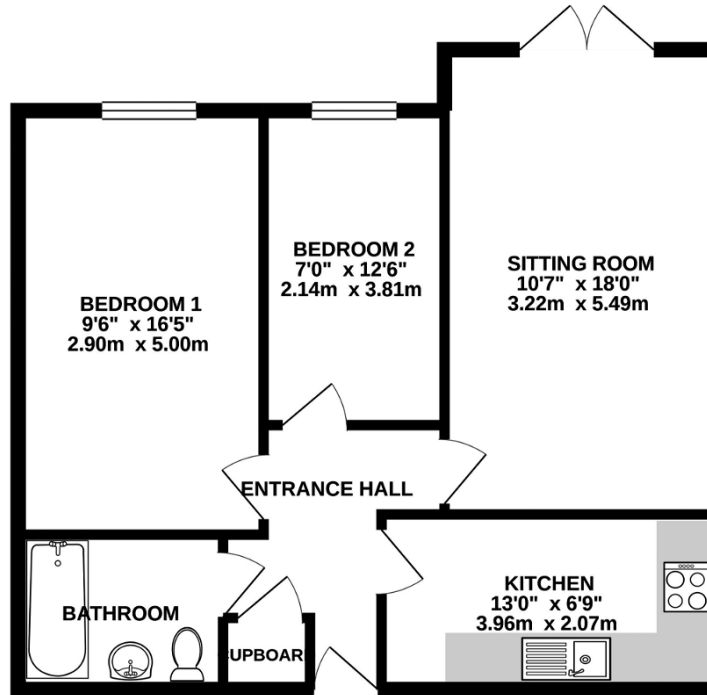
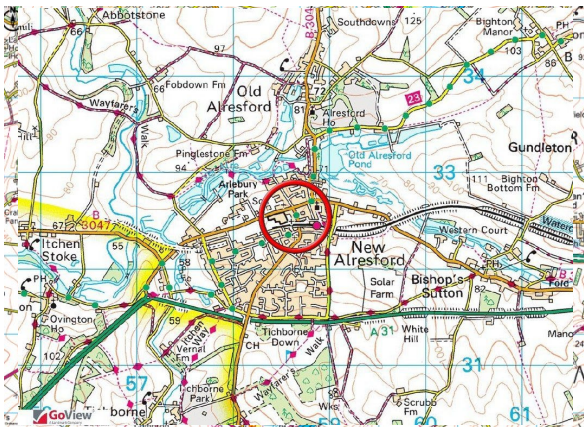




GROUND FLOOR  
99 sq.ft. (9.2 sq.m.) approx.



FIRST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	74
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.

