



At home in Central Alresford

Flat 3, 5 Stiles Yard

ALRESFORD, HAMPSHIRE, SO24 9FH

Guide Price £280,000

- Attractive 2 bedroom apartment
- Open plan kitchen/living room
- Modern fitted kitchen built in circa 2014/15
- Car Port
- Town centre location
- Located in a private courtyard
- No Onward Chain

This attractive and stylish 2 bedroom first floor apartment is conveniently located in the heart of Alresford town centre. This stunning modern apartment was built in circa 2014/15, and is located within a quiet and exclusive courtyard offering privacy whilst only a stones throw from local shops, restaurants and transport links.

The property is accessed via secure communal entrance at ground floor level with stairs leading up to the private front door. The apartment itself is well presented throughout and consists of a double bedroom, smaller single bedroom, contemporary shower room, and light filled triple aspect kitchen/living room. The modern fitted kitchen has a range of eye level and base units as well as integrated appliances.

The property also benefits from an allocated parking space in the car port below, with additional storage cupboard and the property is offered with no onward chain.





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

We understand that mains water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: B

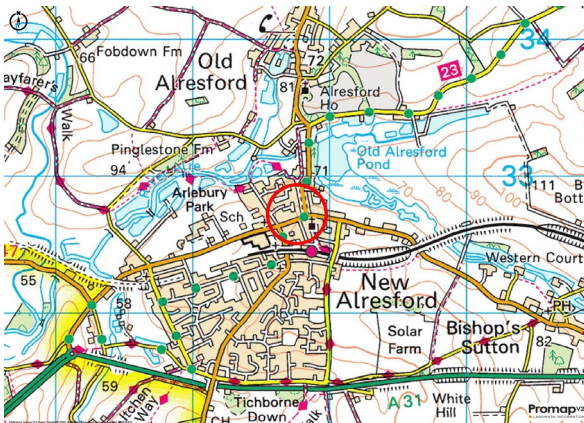
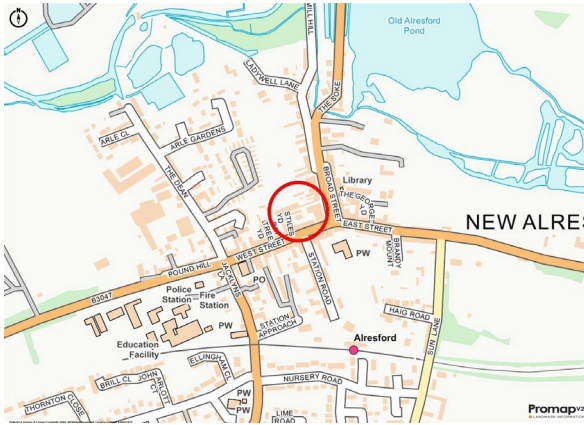
TENURE

Leasehold. A 250-year lease commenced January 2014. A service charge of approximately £1514.08 is payable per year, which includes buildings insurance. Ground rent is a peppercorn.

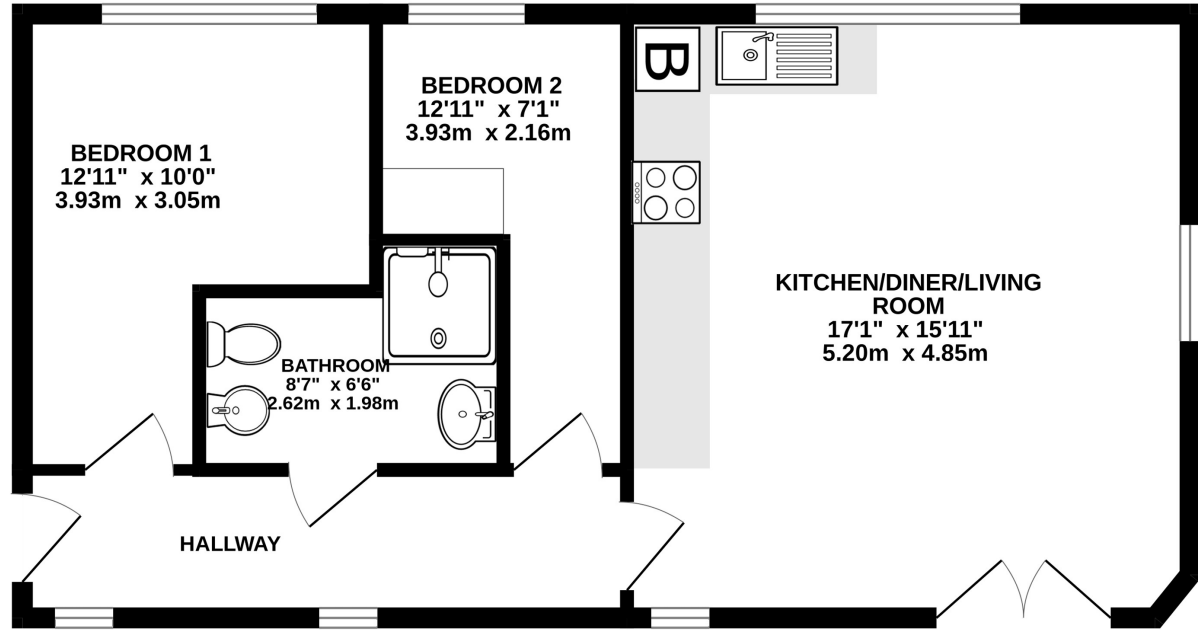
DIRECTIONS

Stiles Yard is accessed from West Street in the centre of the town. Although there is parking at the property, we recommend parking in the town centre and walking into Stiles Yard, which is located between The Wild Bunch Florists and Susie Watson furnishings. Go straight ahead into Stiles Yard and then bear right, the communal entrance door can be found on the right hand side just beyond the carport.





GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs (92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & 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.

TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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