


Hellards



At home in Alresford

29 Ellingham Close

GRANGE ROAD, ALRESFORD, HAMPSHIRE, SO24 9EY

Guide Price £190,000

- Refurbished First Floor Flat for the Over 55's
- Walking Distance of the Town Centre
- Two Bedrooms and Newly-Fitted Bathroom
- Spacious Living Room and Newly-Fitted Kitchen
- Communal Residents' Lounge and Facilities
- Attractive Communal Gardens
- Ample Residents' and Visitors' Parking Available

A spacious flat on the first floor of this popular retirement block for the over 55's. Ellingham Close is conveniently located off Grange Road, within walking distance of the town centre. The flat has been rewired and redecorated throughout, with replacement triple glazing and a newly-installed kitchen and bathroom. There are lovely views from the sitting room and kitchen over the communal gardens. There is a good amount of communal and visitors' parking on site.

The flat is entered via a communal hallway, with stairs and stairlift up to the first floor. The front door of the flat opens to a hall, with doors off to the various rooms.

The recently-refitted kitchen features a range of storage cupboards, worktops, a sink, plumbing for a washing machine, and space for a fridge. The spacious living room has a window with a view over the communal gardens. The main bedroom is a double room, with a built-in wardrobe and sliding doors, whilst the second bedroom is a single room. The bathroom has been recently refitted and features a modern white suite comprising a bath, wc and wash hand basin.





There is a 24 hour alarm-call service available. Additional benefits include a residents' lounge with attached communal kitchen, landscaped gardens and residents' parking.

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.

ON-SITE MANAGER

There is an on-site manager who normally works 4 days a week between 10am and 3pm. Office number: 01962 735811 or Email: admin@ellinghamclose.co.uk

LEASE INFORMATION

Commencing 24th June 1989
Lease period: 125 years
Years remaining: 90.

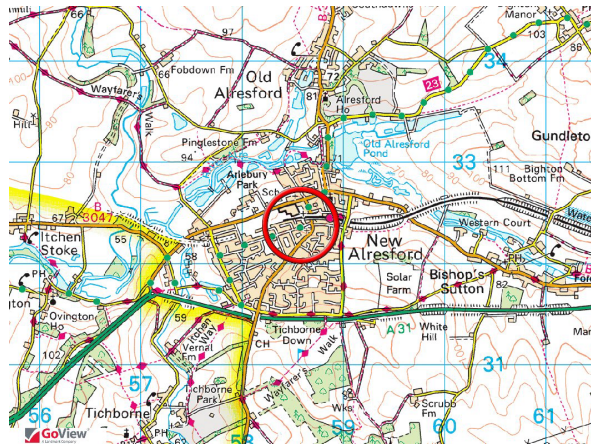
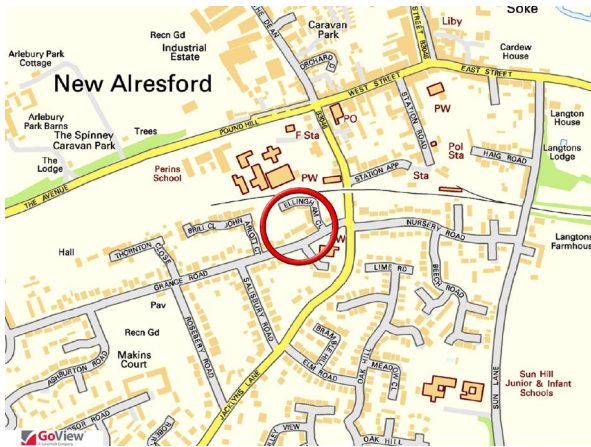
Ellingham Close is managed by Home From Home Property Management. The service charge for 2024/25 is £2,989pa/£250pm. Services included are: Buildings insurance, supply of water, drainage, the alarm system and cleaning of the exterior of residents' windows. Also included are the costs of maintaining the 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 administration costs. There is no ground rent.

SERVICES

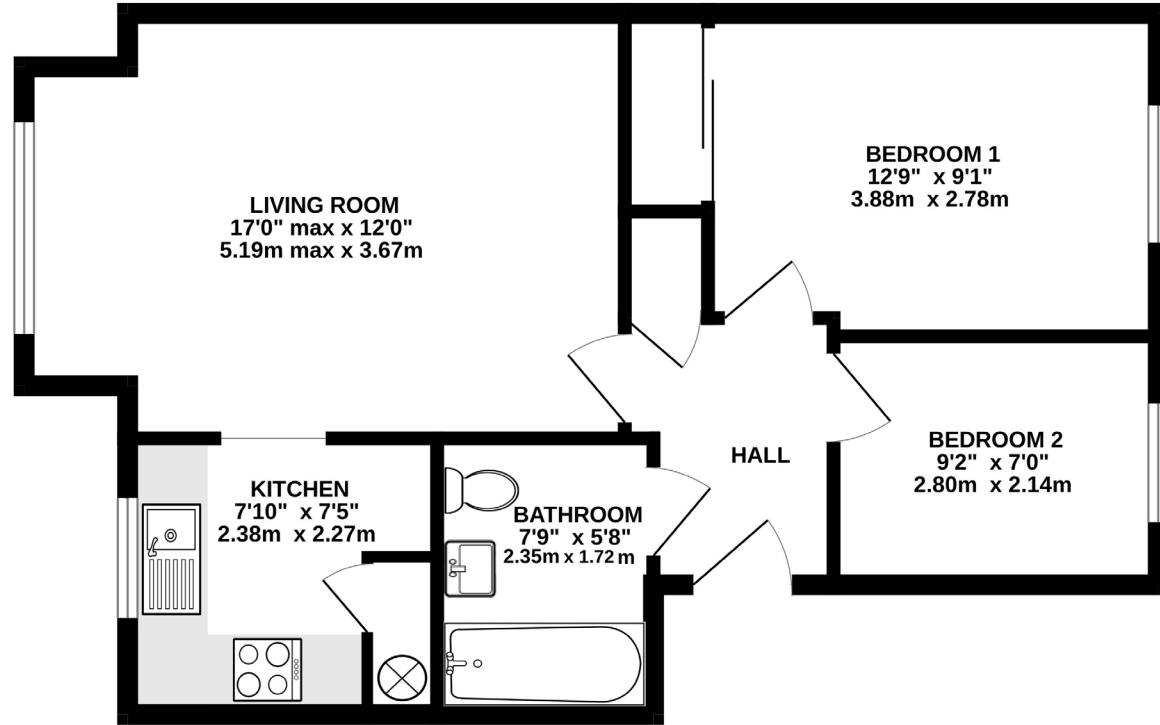
We understand that mains water, electricity and mains drainage are connected. Electric heating.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C



FIRST FLOOR 552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.2 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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DIRECTIONS

From the centre of the town, proceed 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. Ellingham Close is on the right hand side. Go past the parking area and turn left, where No. 29 will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

