


Hellards



At home in Alresford

1 Burgage Mews

ALRESFORD, HAMPSHIRE, SO24 9FJ

Guide Price £298,000

- Convenient town centre location
- Very well presented throughout
- Off street parking
- Two bedrooms
- Modern fitted kitchen
- NO ONWARD CHAIN

A very well presented two bedroom ground floor apartment located in the heart of Alresford town centre. Built in 2010, Burgage Mews is a small residential development tucked away just off West Street. The property is finished to a high specification, is very well presented and benefits further from recently having new flooring fitted and redecoration throughout.

The property is accessed via a private parking area and upon entering the property you are greeted by an entrance hall with a convenient storage cupboard. To the left is the bathroom, with shower over the bath, straight ahead a door leads into the master bedroom, complete with built in wardrobes, and to your right, double doors open into the stylish open plan kitchen/living/dining room. Just off the living room is a smaller single bedroom with a versatile storage area. Burgage Mews is located in the centre of Alresford and is just a minute's walk from a wide range of shops and facilities available in the town centre.





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 all mains services are connected

LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: B



LEASE INFORMATION

Lease term: 125 years from 2010

Years remaining: 111

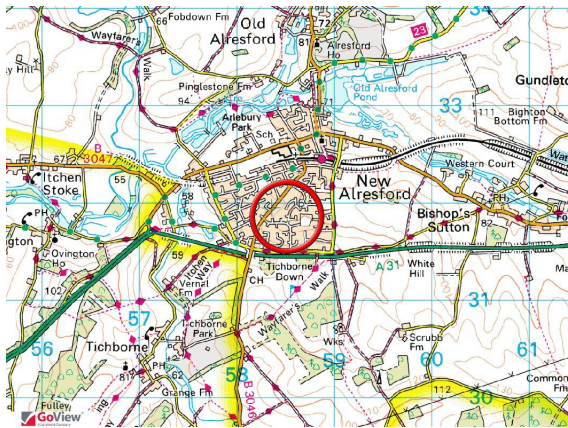
Ground Rent: £250 p.a.

Buildings Insurance Contribution: approx. £334p.a.

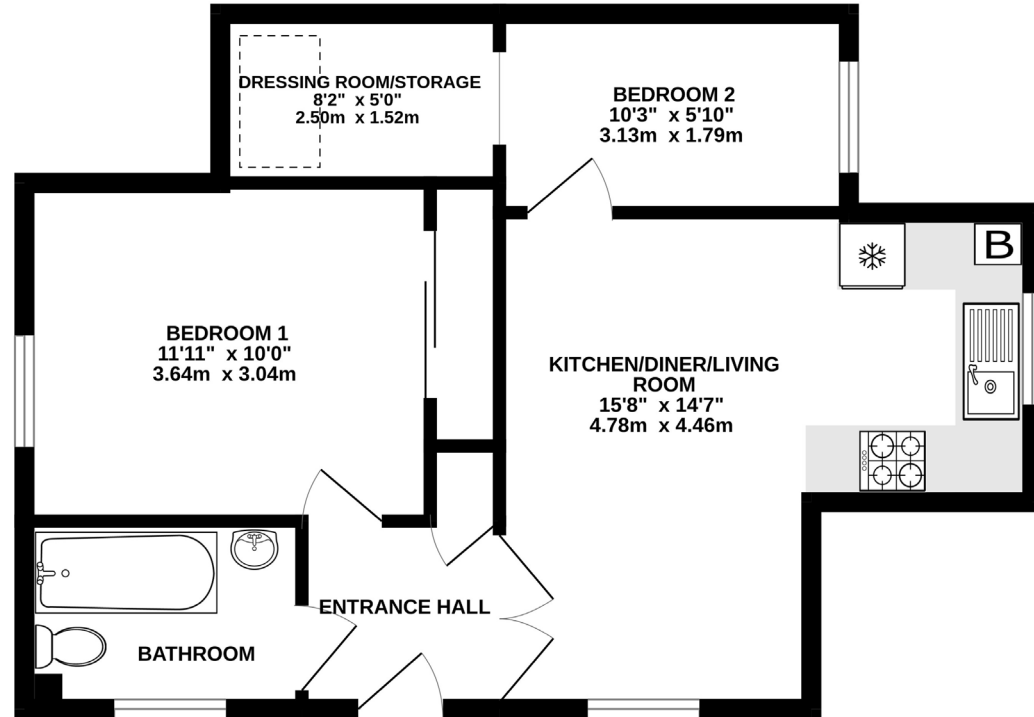
No Service Charge

DIRECTIONS

Proceed down West Street and Burgage Mews will be found on the left hand side. Proceed into the pedestrianised area, where No.1 will be found directly in front.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 507 sq.ft. (47.1 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.

