



At home in Alresford

2 Brooklyn Court, New Farm Road

ALRESFORD, HAMPSHIRE, SO24 9QJ

Guide Price £185,000

- First Floor Maisonette
- Well-Presented Throughout
- Open-Plan Kitchen and Living Room
- Double Bedroom and En-Suite Bathroom
- Own Private Garden
- Parking to the Rear

A well-presented first floor maisonette located on the western edge of the town, with parking and a good garden. The accommodation comprises an entrance lobby, spacious living room, fitted kitchen, double bedroom and a bathroom. The property is offered for sale with the benefit of no onward chain.

The property is approached from the driveway to the side, with outdoor stairs leading up to the front door, which is at first floor level. The door opens to a lobby, where there is a large cupboard housing the gas boiler. From the lobby, a door opens to the living room, which has a window to the front and a recess, which would be ideal for a cupboard or shelving. The kitchen is open-plan from the living room, and features a range of wall and base level units and drawers, with wood-effect worksurfaces. There is a stainless steel sink with drainer, a built-in oven, an electric hob with an extractor above.

The double bedroom has a built-in double wardrobe and a recessed shelving area. The adjoining shower room features a white suite comprising a shower enclosure, a wash hand basin with vanity storage, wc, heated towel rail, ceiling extractor and part-tiled walls.





Outside, there is a low-maintenance rear garden, which is accessed off the driveway servicing the flats. There is parking to the rear of the garden.

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 mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: B

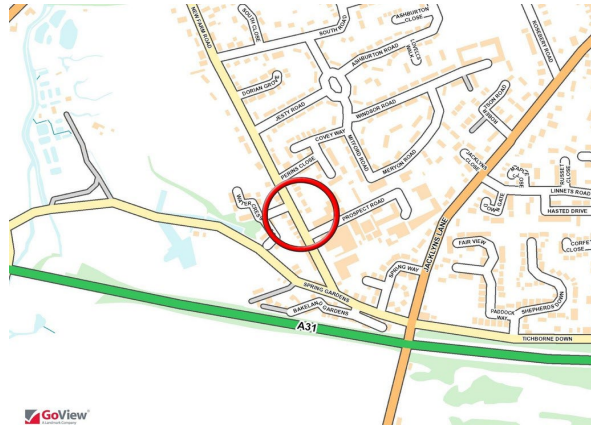
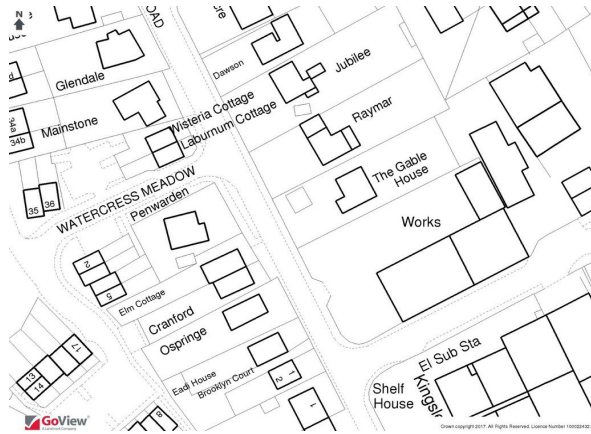
LEASE INFORMATION

Term: 125 years from 1st November 2018
Term remaining: 119 years
Ground Rent: £200 pa
Service Charge: N/A
There is not a management company

DIRECTIONS

From our office in Broad Street, proceed along West Street in the direction of Winchester. Continue along going up Pound Hill and The Avenue and take the second turning on the left into New Farm Road. Continue along for several hundred metres and Brooklyn Court will be found on the right hand side, opposite the turning for Prospect Road. Flat No. 2 is accessed via a staircase to the rear of the building.

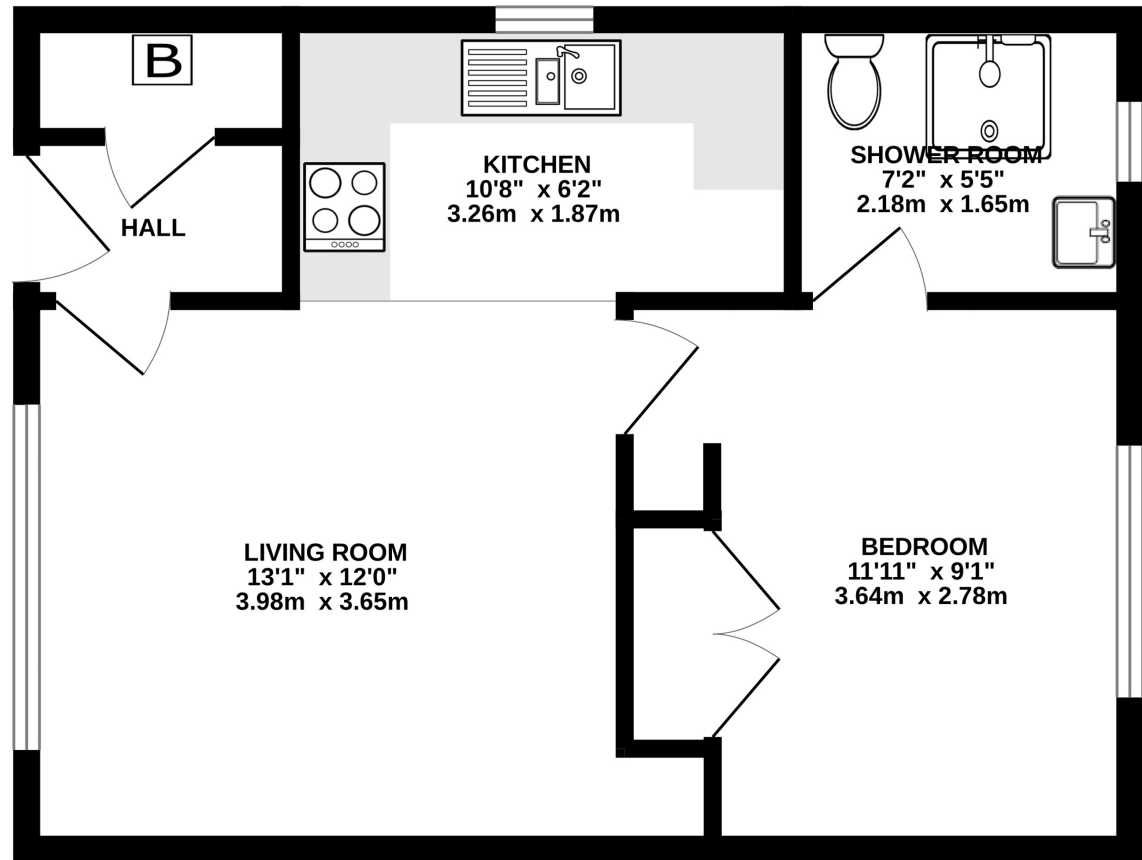




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		

FIRST FLOOR 436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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.

