



At home in Alresford

46a West Street

ALRESFORD, HAMPSHIRE, SO24 9AU

Asking Rent £ 1,100 PCM

- EPC E
- Holding Deposit £253.84
- Deposit £1,269.20
- Council Tax Band B
- Town Centre Flat
- One bedroom
- Sitting / Dining Room
- En-Suite Bathroom
- Cloakroom
- Kitchen with Appliances



A beautiful one bedroom first floor apartment, set right in the heart of Alresford's Georgian town centre. The flat has been finished to a high standard with a modern kitchen and bathroom, double glazing, washer dryer, dishwasher, fridge, electric oven and hob.





Upon entering the flat, there is an open plan living space which is naturally well lit. This opens into the modern kitchen which benefits from integrated appliances and a range of base and eye level units. There is a cloakroom and an en-suite bathroom with shower over which is accessed from the good-sized double bedroom.

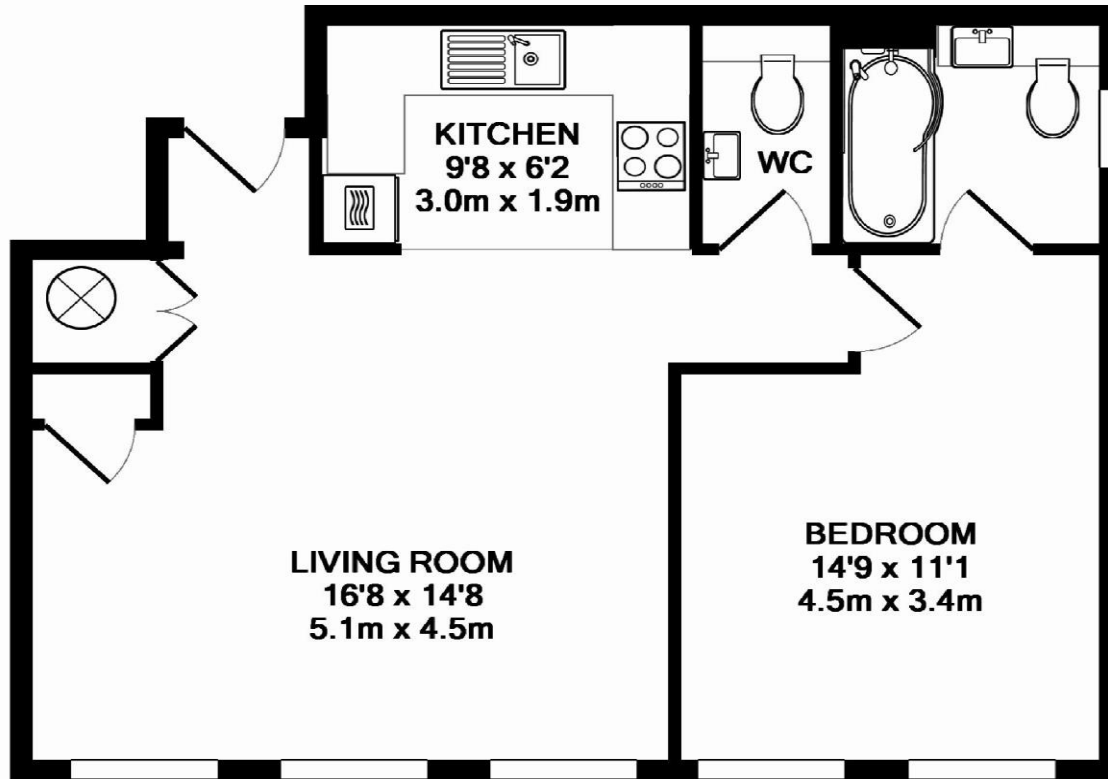
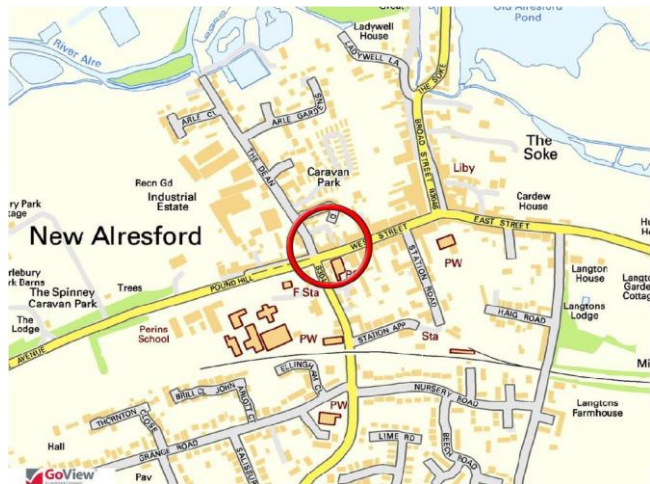
Parking is either on road, or in one of the local car parks. Ultrafast broadband is available (source: Ofcom). A mobile signal is likely from EE, Three, O2 and Vodafone (source: Ofcom).

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.



DIRECTIONS

From our office, turn right onto Broad Street, then right again and head down West Street. The apartment is located above Mange 2 Deli.



TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	43
(21-38) F	53
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

