



At home in Alresford

The Annexe, 50a East Street

ALRESFORD, SO24 9EQ

Asking Rent £ 1,200 PCM

- Energy Performance Rating D
- Holding Deposit £276.92
- Deposit £1,384.60
- Council Tax Band A
- Annexe
- Open Plan Living Space
- Double Bedroom
- En-Suite Shower Room
- Private Courtyard Garden
- Rent Includes Bills (Excluding Council Tax)

A superbly presented annexe in the heart of the popular market town of Alresford.





Accessed via its own entrance, this modern annexe is naturally well lit and has an open plan living space downstairs. This comprises of a kitchen area, including appliances, and a seating area. There are patio doors opening out onto the private courtyard garden.

Stairs lead to the first floor, which has a good sized bedroom and en-suite shower room.

The rent includes gas, water and electric, but excludes the Council Tax.

Superfast broadband is available (source: Ofcom). A mobile signal is limited from EE, Three O2 and Vodafone (source: Ofcom).

There is onroad parking nearby.

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.

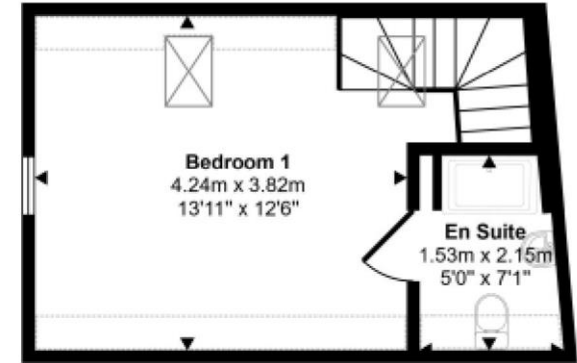




Approx Gross Internal Area
44 sq m / 477 sq ft



Ground Floor
Approx 22 sq m / 240 sq ft




First Floor
Approx 22 sq m / 237 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C		
55-68 D	65	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

DIRECTIONS

From our office in Broad Street, turn right and head to the top of the road. Turn left, and head down East St where the property can be found on the right hand side, towards the end of the row.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

lettings@hellards.co.uk | hellards.co.uk

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.

