



At home in Alresford

2 Bay Tree Yard

ALRESFORD, HAMPSHIRE, SO24 9UJ

Asking Rent £ 1,400 PCM

- Energy Performance Rating C
- Holding Deposit £323.07
- Deposit £1615.35
- Council Tax Band C
- Three Bedrooms - Two with Ensuite WC
- Large Kitchen/Dining Room
- Sitting Room with Exposed Beams
- Modern Bathroom
- Town Centre Location



A beautiful and spacious town centre split level apartment, set in the heart of Alresford's Georgian town centre.



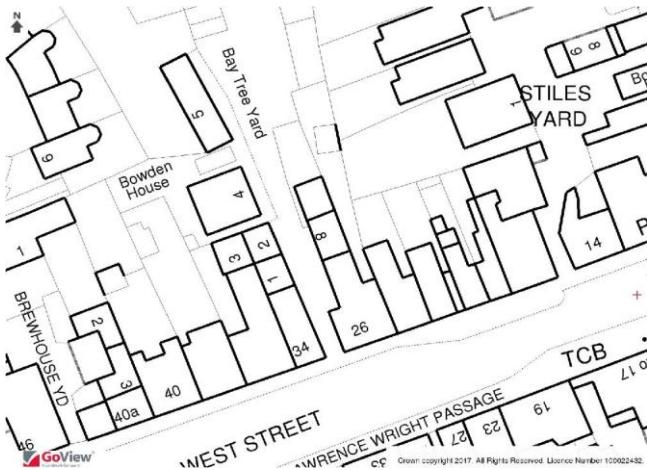


Upon entering, there is a lobby with stairs to the first floor and a door through to the downstairs bedroom which features an en-suite WC. Upstairs there are two double bedrooms, one of which has an en-suite WC, a family bathroom with shower over the bath, a beautiful beamed sitting room with a decorative fireplace and a generously sized fitted kitchen/breakfast room.

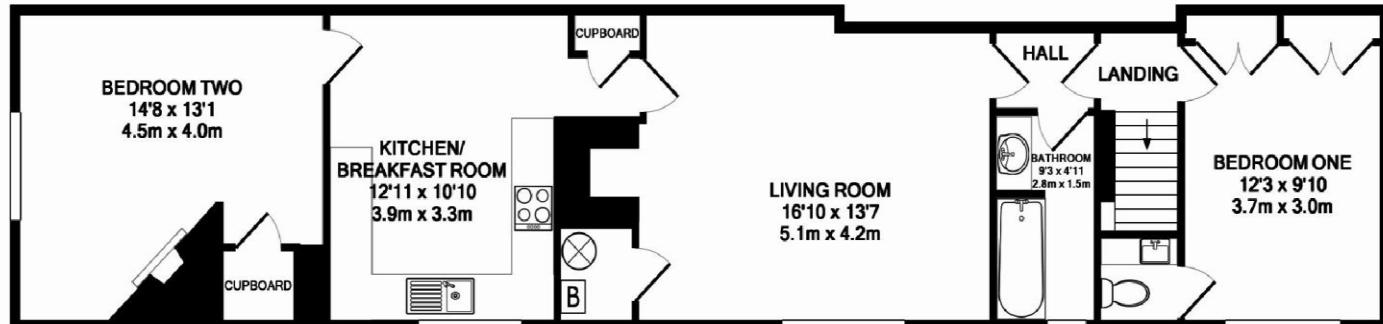
There is no allocated parking with the property but parking permits can be obtained at a reasonable cost for the pay and display car parks in Alresford.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



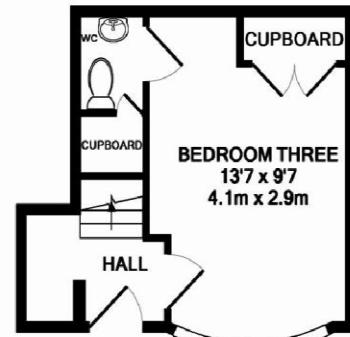
1ST FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 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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GROUND FLOOR
APPROX. FLOOR
AREA 192 SQ.FT.
(17.9 SQ.M.)

DIRECTIONS

Walking from our offices on Broad Street, turn into West Street and Bay Tree Yard will be found a few yards down on the right hand side. Number 2 is on the left hand side.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333

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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.