



At home in Alresford

2 Ellingham Close

ALRESFORD, HAMPSHIRE, SO24 9EY

Asking Rent £ 1,100 PCM

- Energy Performance Rating D
- Holding Deposit £253.84
- Deposit £1269.20
- Council Tax Band C
- Flat for the over 55's
- Two Bedrooms
- Sitting / Dining Room
- Kitchen
- Shower Room
- Ground Floor
- Communal Residents Lounge
- Communal Gardens
- On-Site Manager
- Alarm System Available

This superb two bedroom ground floor flat is positioned at the front of this popular development for the over fifty-five's enjoying views over Grange Road and the Methodist Church.





The property itself is accessed via a secure communal entrance that leads to the private front door of the property.

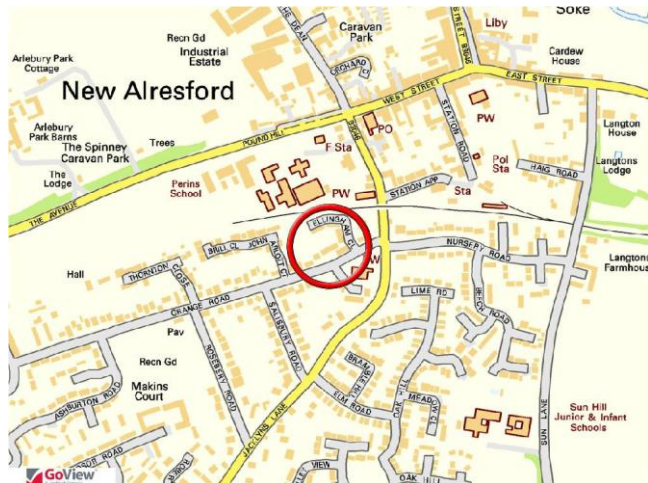
Once inside, the property is well presented and comes complete with new carpets throughout. There are two double bedrooms, a shower room, modern fitted kitchen and a living/dining room with bay window.

Superfast broadband is available (source: Ofcom). For mobile coverage, please check Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Ellingham Close is located just a short walk from the town centre and there is a regular bus service nearby in Jacklyn's Lane. The flats are managed by Home from Home management with a non-resident manager regularly on-site and a 24 hour alarm-call service available. Additional benefits include a residents' lounge with attached communal kitchen, landscaped gardens and residents' parking.



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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

The floor plan shows a rectangular apartment layout. On the left is the **LIVING ROOM** (16'11" x 11'7", 5.15m x 3.53m) with a bay window. Below it is the **KITCHEN** (9'6" x 7'9", 2.89m x 2.37m) featuring a refrigerator, oven, and sink. To the right of the kitchen is the **SHOWER ROOM** (7'9" x 5'9", 2.37m x 1.75m) containing a toilet, shower, and vanity. A central **HALLWAY** provides access to **BEDROOM ONE** (17'5" x 9'2", 5.31m x 2.80m) at the top right and **BEDROOM TWO** (9'11" x 7'5", 3.02m x 2.26m) at the bottom right. A balcony is located outside the living room.

While 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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From the centre of the town, proceed down West Street, and turn left into Jacklyns Lane (sign-posted to Cheriton). After the old railway bridge (Watercress Line), turn right into Grange Road. Ellingham Close is on the right hand side. Number 2 is the first left as you enter the close.

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.



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