



At home in Alresford

7a The Soke

ALRESFORD, HAMPSHIRE, SO24 9DB

Asking Rent £ 1,200 PCM

- Energy Performance Rating D
- Holding Deposit £276.92
- Deposit £1384.60
- Council Tax Band B
- Beautifully Presented
- Ground Floor Apartment
- Kitchen / Breakfast Room
- Sitting Room
- Bedroom with En-suite Shower Room
- Allocated Parking Space



A superbly presented furnished ground floor apartment, conveniently located in the heart of Alresford.





Upon entering, there is a light and airy modern kitchen with breakfast bar and appliances.

A door leads through to the cosy sitting room with feature wood panelling. From the kitchen, there is a door through to the double bedroom, with feature decorative fireplace and built in wardrobe and cupboard housing the washer/dryer.

There is a stylish en-suite shower room, with walk in shower.

To the front of the property there is an off road parking space.

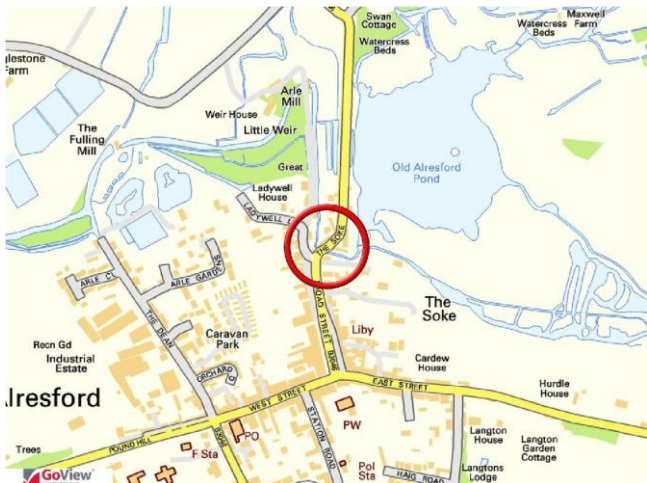
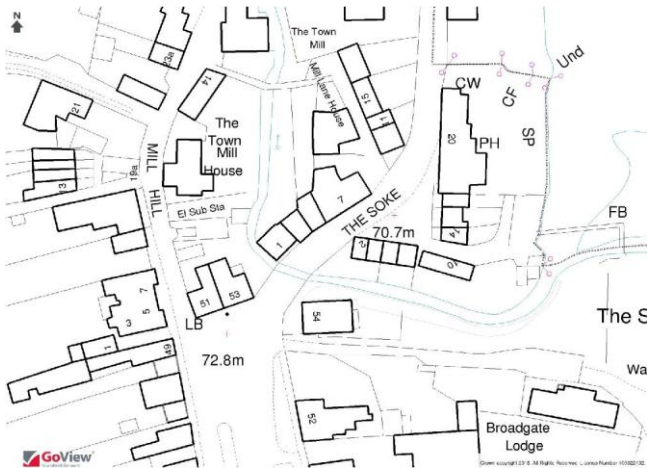
Superfast broadband is available (source: Ofcom). For mobile coverage, please check the Ofcom website <https://www.ofcom.org.uk/mobile-coverage-checker>

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns, located in glorious 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.



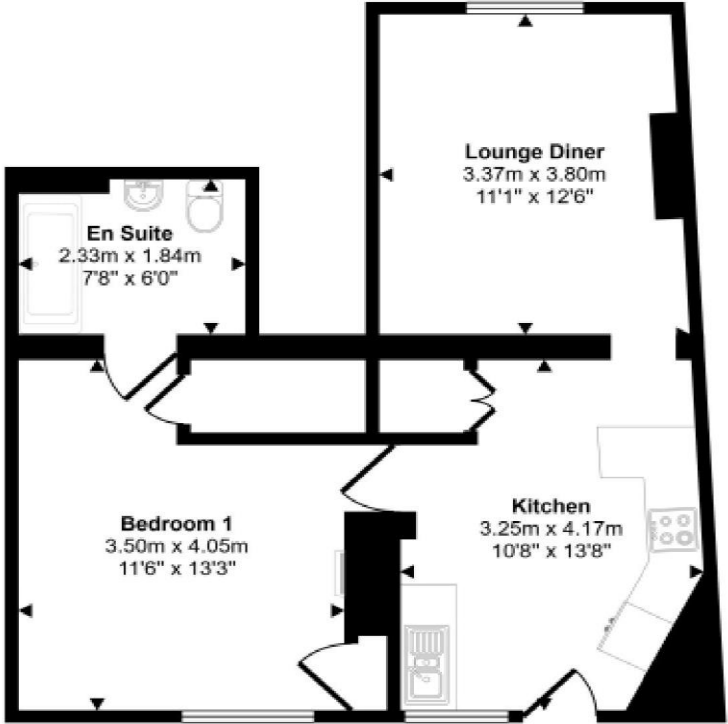
DIRECTIONS

From our office in the centre of Alresford proceed down Broad Street in the direction of Old Alresford. At the bottom of Broad Street as the road bears to the right, The property can be found on the left, just before The Globe.



Score	Energy rating	Current	Potential
92+	A	55 D	67 D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
49 sq m / 525 sq ft



Floorplan

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.

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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.

