



At home in Alresford

7 Bell House Headley Close

ALRESFORD, HAMPSHIRE, SO24 9XE

Asking Rent £ 1,000 PCM

- Energy Performance Rating E
- Holding Deposit £230.76
- Deposit £1,153.80
- Council Tax Band B
- First Floor Flat
- Two Bedrooms
- Sitting / Dining Room
- Kitchen
- Bathroom
- Allocated Parking Space



A well appointed first floor flat set on the southern outskirts of the town.



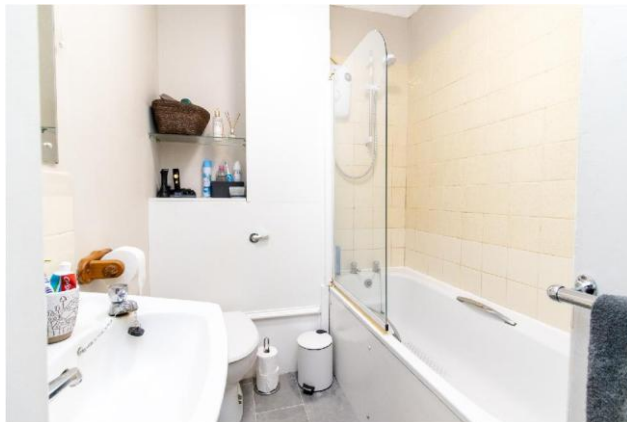


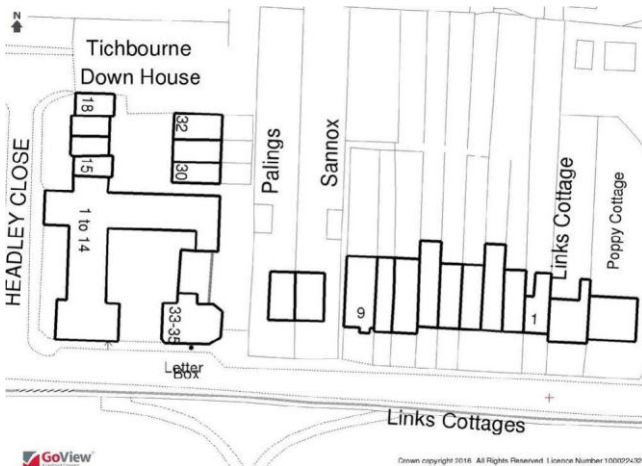
A spacious two bedroom property that is well presented throughout with the benefit of electric heating and allocated off road parking.

Approached via a secure communal entrance, a flight of stairs leads up to the flat. Once inside the property there is a convenient entrance hall with plenty of space for coats and shoes and a further central hallway that gives access to all other rooms. To the left there is a light and airy double aspect living/dining room that leads through to the kitchen, with a range of base and eye level cupboards. To the right of the hallway there is a good size double bedroom with built in wardrobe and a large sash window. Opposite the bedroom is a family bathroom with over head shower and, further down the hallway, is the slightly smaller second bedroom, also with a large sash window and built in wardrobe. Outside there is a communal garden, parking area and communal bin store.

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

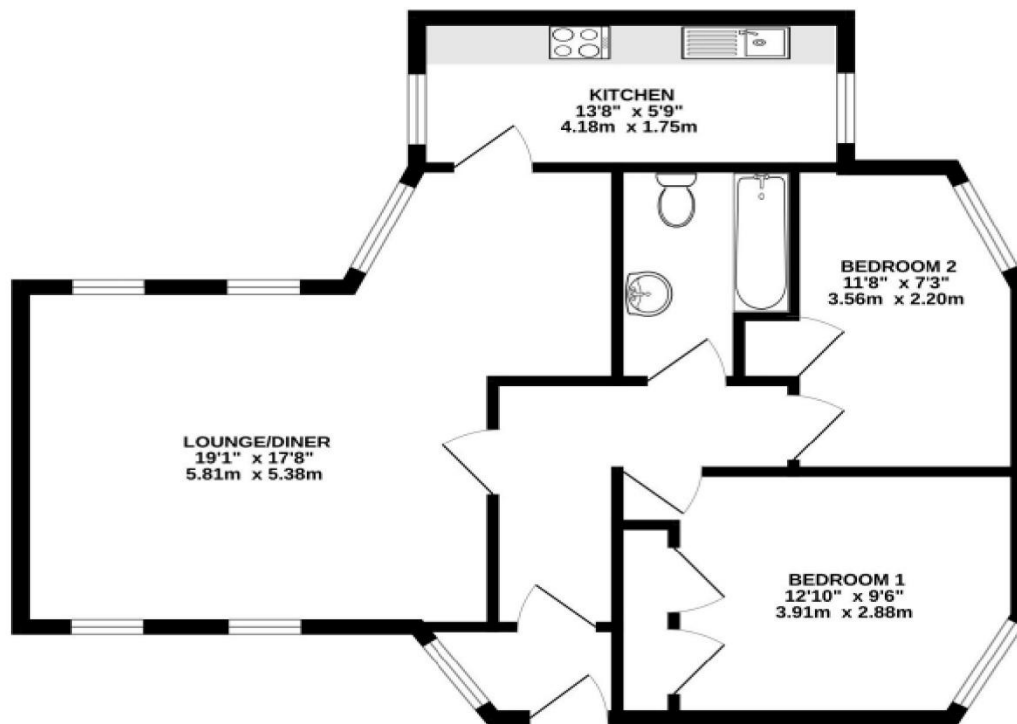
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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DIRECTIONS

From our office in the centre of the town, proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyn's Lane. Go under the railway bridge, up the hill and down the other side and take the second turn on the left into Tichborne Down. Proceed along Tichborne Down and Headley Close will be found on the left after Orchard Close. Bell House is on the right hand side. what3words///invested.outline.purified

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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.


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