



*At home in Alresford*

# 2 Hankins Court

ALRESFORD, HAMPSHIRE, SO24 9FD

**Asking Rent £ 1,600 PCM**

- EPC Rating C
- Holding Deposit: £369.23
- Deposit: £1846.15
- Council Tax Band C
- Two Double Bedrooms
- En Suite to Master Bedroom
- Private Garden
- Allocated Parking Space
- Town Location



A modern Georgian style house located in the centre of the popular market town of Alresford.





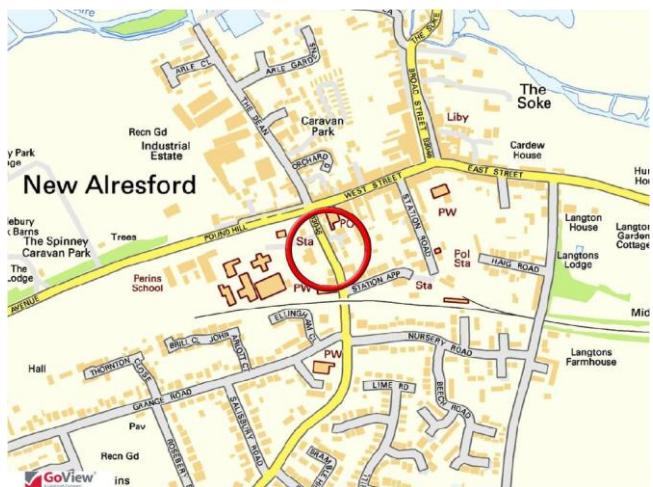
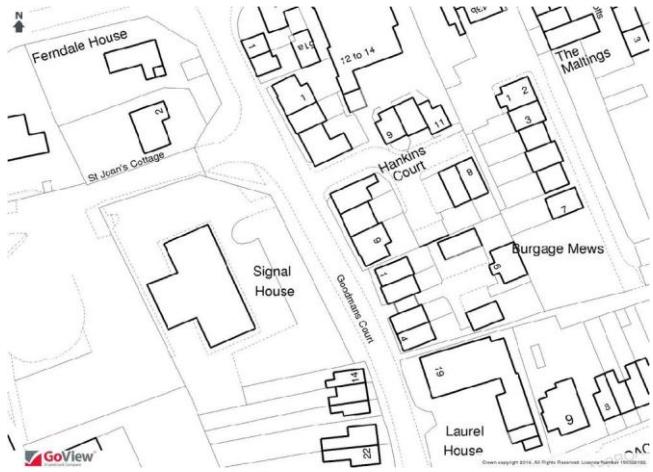
This beautiful property mixes elegance and classic proportions with all the convenience required for modern living.

From the entrance hall, there is a door through to the modern fitted kitchen. There is also a door to the cloakroom and, at the end of the hallway, the sitting / dining room. This has a feature gas fireplace and doors out onto the garden. Upstairs there is the master bedroom with shower room, a second double bedroom and bathroom.

There is a pretty courtyard garden and an allocated parking space to the rear.

Ultrafast broadband is available (source: Ofcom). For mobile coverage, check <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 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.



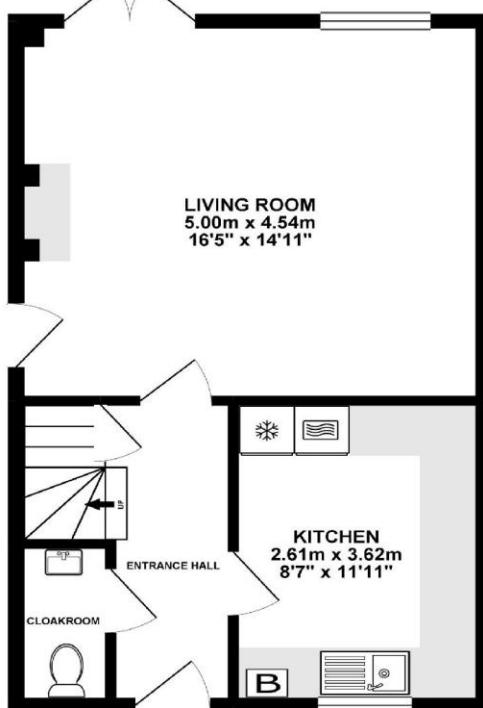
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100)	A		
(81-91)	B	88	
(69-80)	C		
(55-68)	D	76	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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.

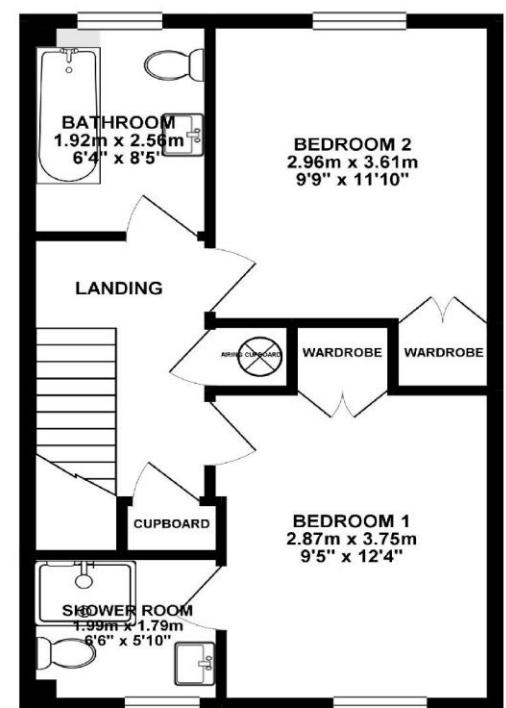
England, Scotland & Wales		EU Directive 2002/91/EC	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR 40.94 sq. m.  
( 440.70 sq. ft. )



1ST FLOOR 40.93 sq. m.  
( 440.62 sq. ft. )



TOTAL FLOOR AREA : 81.88 sq. m. ( 881.32 sq. ft. ) approx.

Whilst 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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## DIRECTIONS

From our office in Broad Street, turn right onto West Street and head down to the bottom of the hill. Turn left into Jacklyn's Lane, where Hankins Court can be found on the left a short way along.

**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.