



Ellingham Close, Grange Road, Alresford

At home in Hampshire


Hellards

2 Ellingham Close, Grange Road

ALRESFORD, HAMPSHIRE SO24 9EY

Guide Price: £199,500

- Ground floor flat for over 55's
- Close to Alresford town centre
- Communal residents lounge, kitchen and gardens
- Non-resident Manager
- Well presented throughout
- No onward chain

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.

Ellingham Close is located just a short walk from the town centre and there is a regular bus service nearby in Jacklyns 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.





ON-SITE MANAGER

There is an on-site manager, who normally works 4 days a week between 10am and 3pm. Office number: 01962 735811 or admin@ellinghamclose.co.uk

LEASE INFORMATION

Commencing 24th June 1989

Lease term: 125 years

Years remaining: 88 years.

Ellingham Close is managed by Home From Home Property Management. The freeholder is Stonewater. The service charge for 2025/26 is £3,456pa / £288pm. The service charge covers buildings insurance, supply of water, drainage, the alarm system and cleaning of the exterior of residents' windows. Also included are the costs of maintaining the communal areas, which include repairs, electricity, cleaning, window cleaning and gardening. A contribution is made towards the sinking fund, the on-site scheme manager's salary and administration costs. There is no ground rent. Under the terms of the lease, pets are not permitted at Ellingham Close.

The stairlifts servicing some of the 1st floor flats are owned by one of the two upstairs flat owners. There is generally a private arrangement between the flats for the other upstairs flat to be able to use the stairlift, but this is up to an incoming owner to confirm with the owner of the stairlift. There is an obligation for the stairlifts to be serviced by the owner, and proof will need to be provided to Home From Home annually, for insurance purposes.

SERVICES

The flat has mains water, mains drainage and electricity. The heating is via electric storage heaters, as there is no gas available within the development.

LOCAL AUTHORITY INFORMATION

Winchester City Council

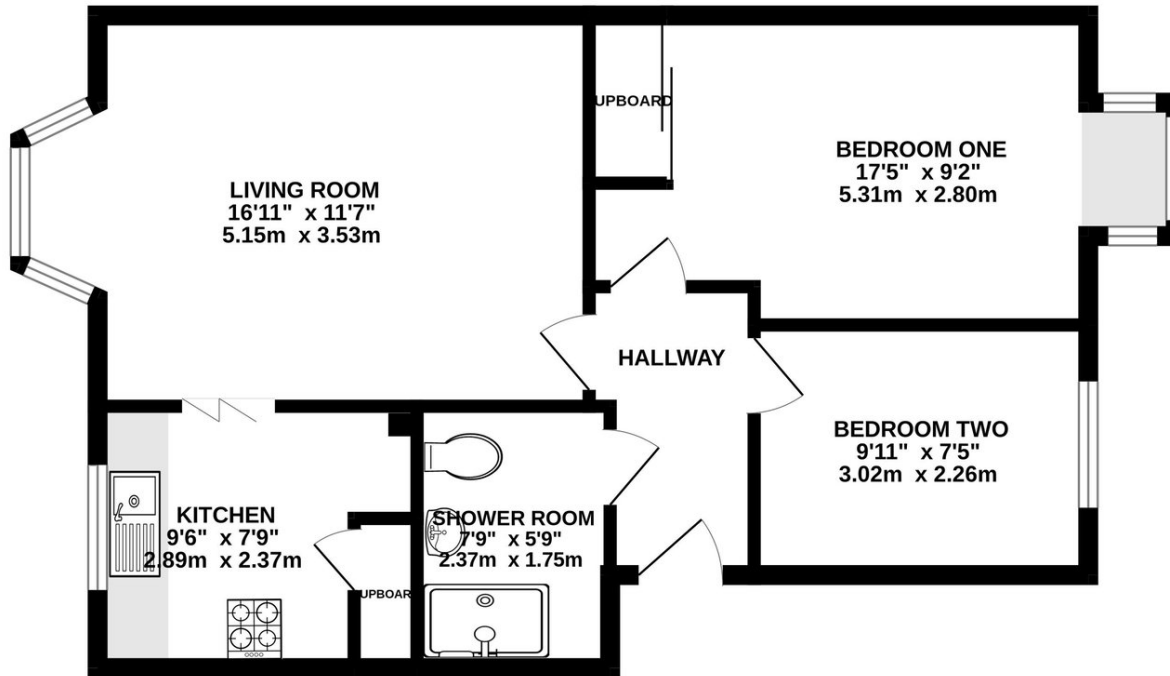
Council Tax Band: C

DIRECTIONS

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 (Watercross Line), turn right into Grange Road. Ellingham Close is on the right hand side. Flat No. 2 is in the first block on the corner.

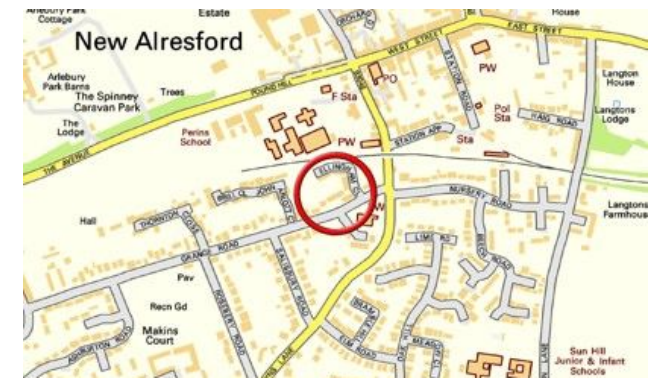


GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.