
Hellards
13 Hankins Court | Alresford

13 Hankins Court | West Street
Alresford | Hampshire | SO24 9FD

£775pcm

- Large Living Room
- Double Bedroom
- Own Front Door & Hall
- Modern Kitchen
- Modern Bathroom
- Gas C H & Double Glazing

A delightfully situated first floor modern apartment in a courtyard setting in the town centre with the added benefit of allocated parking. This particular property would suit a person or couple wishing to be in a central position within an easy walk of the shops, buses and facilities. Features include double-glazed windows, gas central heating, large sitting/dining room and modern kitchen and bathroom and its own parking space. Although the property is tucked away from the main road, the town centre is literally just around the corner and offers an excellent choice of shops, public houses and restaurants, together with the doctors' surgery nearby and regular bus service to the major centres of Winchester, Alton and Petersfield. Available: End of June

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.







GROUND FLOOR
Wide external timber staircase leading to the first floor paved access which, in turn, leads to the front door.

FIRST FLOOR

HALL
Telephone point. Thermostat. Access to roof space. Radiator. LARGE WALK-IN CUPBOARD with fuse box, gas-fired Glow Worm combination boiler and electric light.

LIVING ROOM 5.00m(16'5") x 5.60m(18'4") max
Feature double glazed french doors. TV point. Radiator.

KITCHEN 3.36m(11'0") x 2.09m(6'10")
Fitted with a range of built-in wooden units incorporating granite effect work-surfaces with cupboards and drawers under with matching eye-level cupboards, together with inset stainless steel sink unit with mixer taps. Laminate granite effect floor covering. Part tiled walls. Electric oven and hob with extractor fan and integrated fridge.

DOUBLE BEDROOM 5.00m(16'5") x 2.74m(9'0")
Radiator. Double glazed windows. TV point.

BATHROOM
White suite of panelled bath with mixer taps having shower attachment over with glass screen, close-coupled WC and ped hand basin. Electric shaver point. Extractor fan. Part-tiled walls. Radiator.

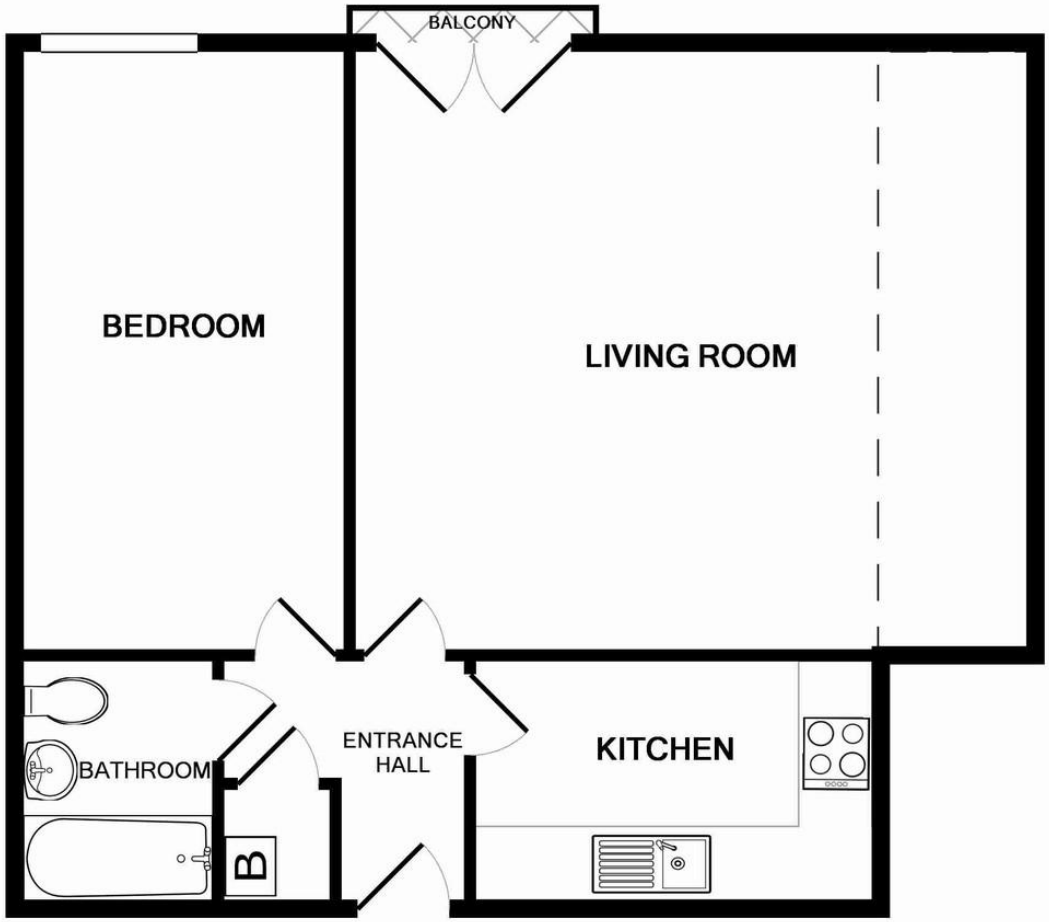
SERVICES
We understand that all mains services are connected to the property.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: C





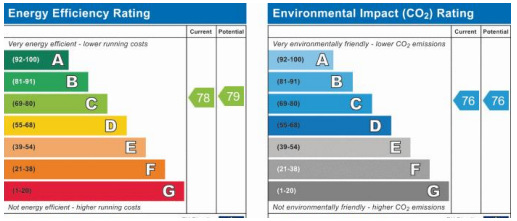




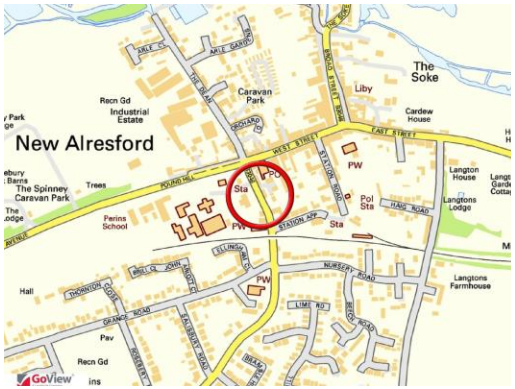
TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 the centre of Alresford,proceed down West Street and there is a pedestrian and vehicular access into this courtyard on the left, leading down the side of the Co-op Store (directly opposite 'Mange 2 Deli'). This takes you into the Residents and visitors parking area. There is a wide wooden flight of stairs to the right of the property which will lead you up to a wide paved area and the front door number 13.

Hellards

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www.hellards.co.uk

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