



At home in Alresford

3 Bell House Headley Close

ALRESFORD, HAMPSHIRE, SO24 9XE

Asking Rent £ 1,200 PCM

- Energy Performance Rating D
- Holding Deposit £253.84
- Deposit £1,269.20
- Council Tax Band B
- Top Floor Flat
- Two Double Bedrooms
- Sitting / Dining Room
- Kitchen
- Bathroom
- Allocated Parking Space



A top floor apartment in this landmark building, located within easy reach of the town centre.





The accommodation comprises of a hallway, a spacious living room, a naturally well lit bedroom with wardrobes, a second bedroom, a fitted kitchen and a bathroom with shower.

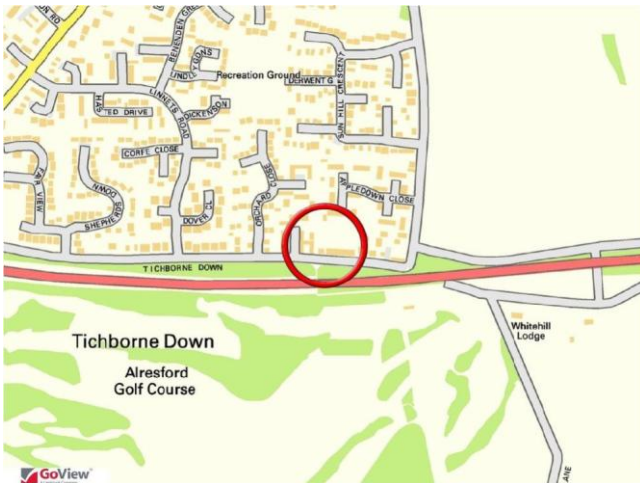
There is an allocated parking space and additional visitor parking available.

Superfast broadband is available (source: Ofcom). A mobile signal is likely from EE and O2, but limited from Vodafone and Three.

The property has electric heating.

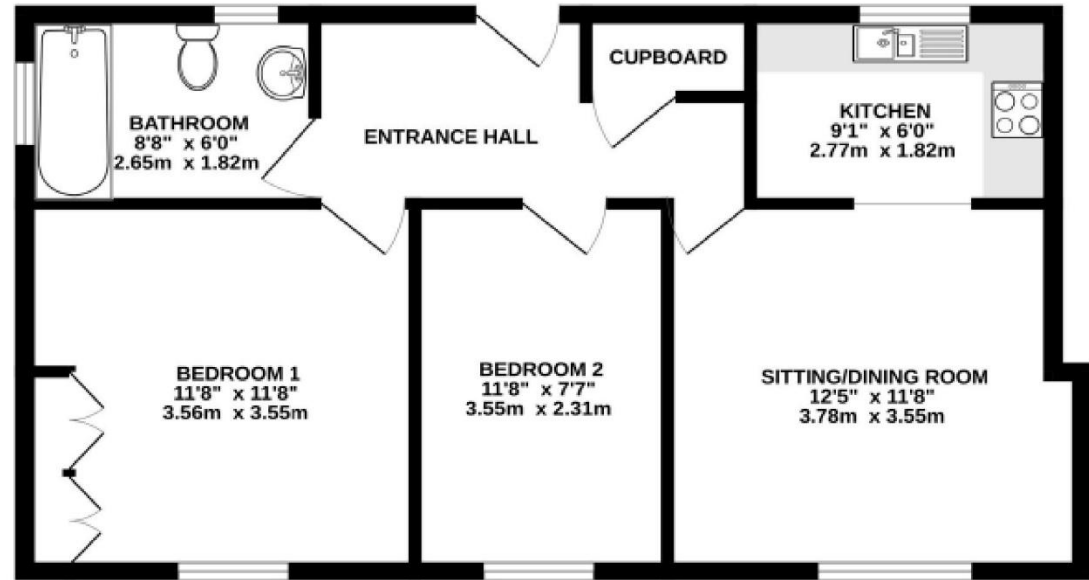
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR 549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.
While 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 Jacklyns 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. The entrance is at the side of the building.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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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