



The Old Police House, Station Road, Alresford

At home in Hampshire


Hellards

Flat 7, The Old Police House

STATION ROAD, ALRESFORD SO24 9FS

Guide Price: £425,000

- No Onward Chain
- Two Bedroom Top Floor Apartment
- Far Reaching Views
- Two Bathrooms
- Lift to all Floors
- Short Walk to Town Centre
- Allocated Parking
- Communal Gardens
- Share of Freehold

A wonderfully spacious two-bedroom top-floor flat, boasting far-reaching views and situated within an exclusive development just a short stroll from Alresford Town Centre.

Constructed in 2020 and offered for sale with no onward chain, this fantastic flat is ideally located, a mere two-minute walk from the town centre and its array of shops. Enjoy fantastic far-reaching views over Alresford to the picturesque countryside beyond.

Accessed via a convenient lift, as well as stairs, this top-quality development features a spacious, open-plan kitchen/living area, complete with durable Karndean flooring and high-quality kitchen units fitted with integrated appliances. The property is bright and airy throughout, offering a main bedroom with an en-suite shower room, a further bedroom, and an additional bathroom.

The property benefits from allocated parking for one car, alongside visitor parking options, and includes access to a well-maintained communal garden area.





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.

TENURE

Share of Freehold

SERVICE CHARGES

For the year to 31st March 2027 £3,435.50 (to include internal repairs and decoration)

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: B

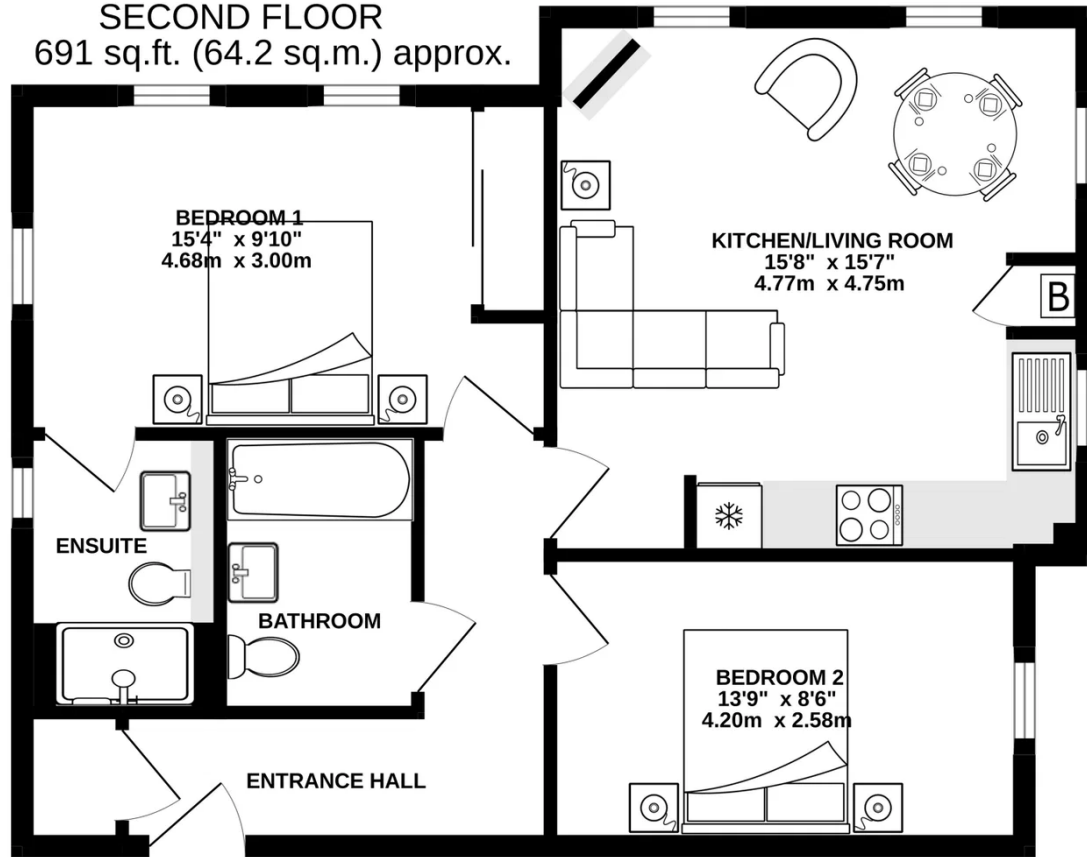
DIRECTIONS

From our offices in Broad Street, proceed onto West Street and turn left onto Station Road. The Old Police Station will be found a little way along on your left.

What3words: ///badge.opposites.tallest

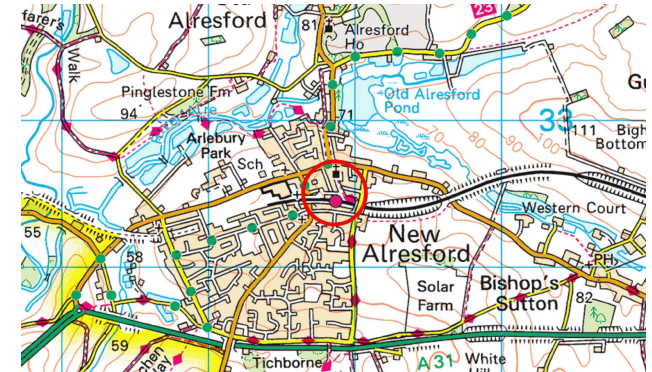


SECOND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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	84	84
(69-80) C		
(55-68) D		
(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.