



Station Road, Alresford

*At home in Hampshire*

  
**Hellards**



## Flat 1, Alders Court

STATION ROAD, ALRESFORD SO24 9JG

**Guide Price £325,000**

- Ground Floor Maisonette
- Fantastic Location 100yds from Town Centre & Shops
- Two Bedrooms
- Direct Access to Communal Gardens
- Allocated Parking
- Share of Freehold with remaining Lease over 900 years
- Peppercorn Ground Rent

Located in Station Road, 100yds from the town centre and shops, a spacious and light ground floor maisonette. Benefitting from two bedrooms, and a good sized sitting room with double doors to the communal gardens, the property would be ideal for first time buyers, investors and downsizers alike.

The kitchen enjoys views to the rear over the garden, and there is a shower room as well as a utility room that can be knocked through if desired to make a larger kitchen or bathroom. Outside, there are communal gardens directly outside the sitting room, accessed via the double doors, and an allocated parking space directly behind the garden.

The property owns a share of the freehold with around 970 years remaining on the lease, with peppercorn ground rent and service charges of approx £1320 per annum.







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.

#### **DIRECTIONS**

From our offices in Broad Street, turn left and then right into West Street. Take the first turning on the left into Station Road, and Alders Court is a little way along on the right hand side.

#### **SERVICES**

Mains electricity, water and drainage  
Electric heating

#### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: C

#### **DIRECTIONS**

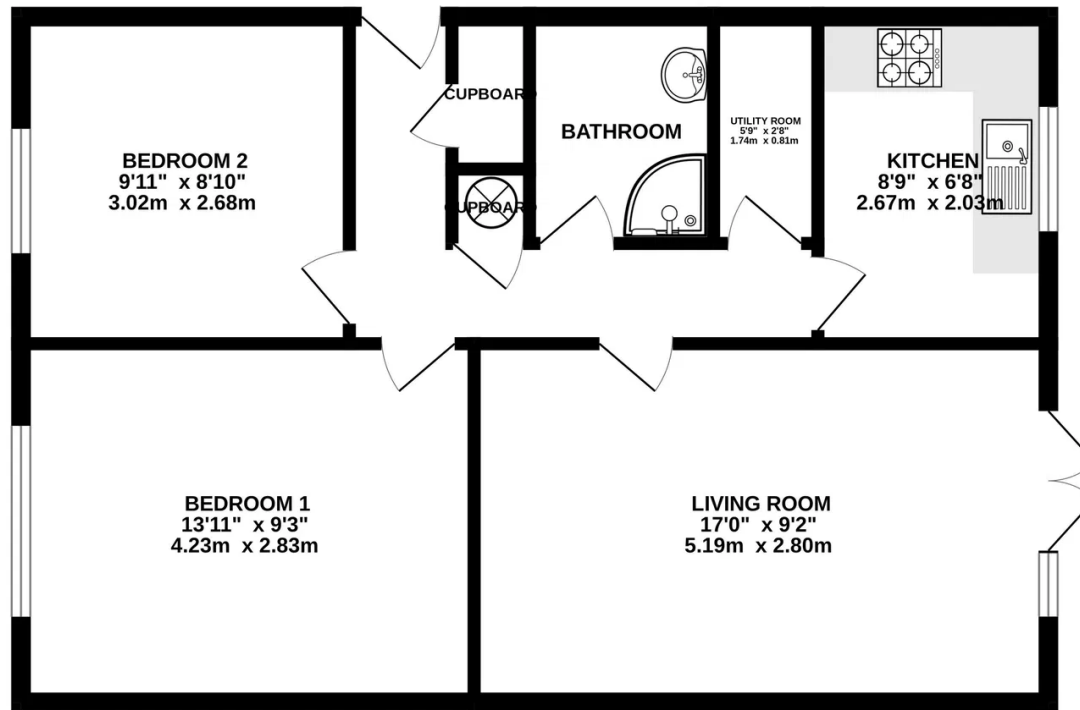
The property is located in Station Road, off West Street in the town centre.

What3words: ///roughest.curious.that

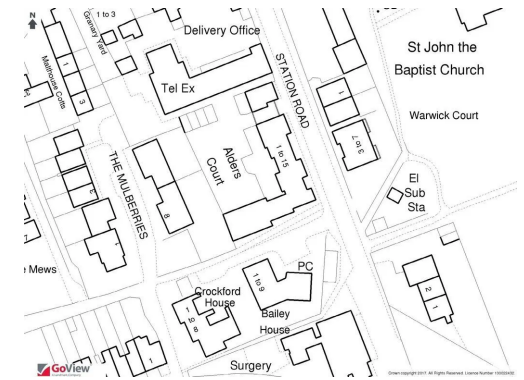




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**Hellards Estate Agents**  
11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

<https://www.hellards.co.uk/>

  
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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.