Hellards



At home in Alresford

13 Hankins Court

ALRESFORD, HAMPSHIRE, SO24 9FD

Asking Rent £ 1,200 PCM

- Energy Performance Rating: C
- Holding Deposit: £276.92
- Deposit: £1384.60
- Council Tax Band: C
- Large / Dining Living Room
- Double Bedroom
- Modern Kitchen
- Bathroom
- Allocated Parking Space
- Town Centre Location



A delightfully situated first floor modern apartment, located in the town centre, and with the added benefit of allocated parking.







Set just off West Street, this first floor apartment is accessed via an outdoor stairway. Upon entering, there is a central hallway with doors through to the principal rooms. Immediately to the right is the modern kitchen, with a range of base and eye level units. The sitting / dining room is naturally well lit, with double doors and Juliet balcony. There is a double bedroom, and bathroom with shower over the bath.

Outside there is an allocated parking space.

We understand that all mains utilities are connected.

Superfast broadband is available (source: Ofcom). For mobile reception, please see https://www.ofcom.org.uk/mobile-coverage-checker.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns, located in glorious 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.

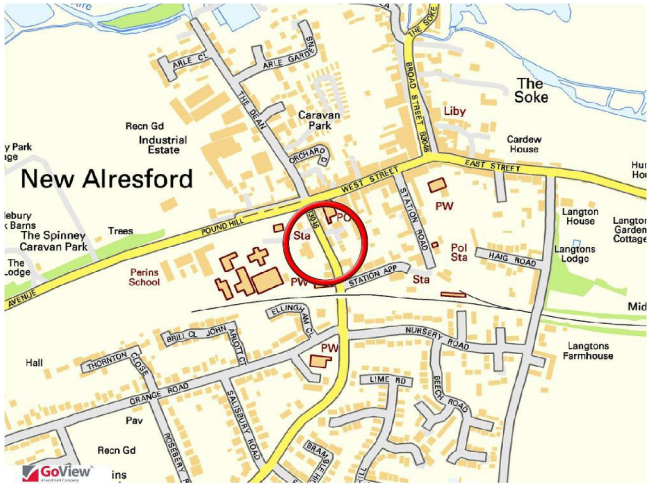


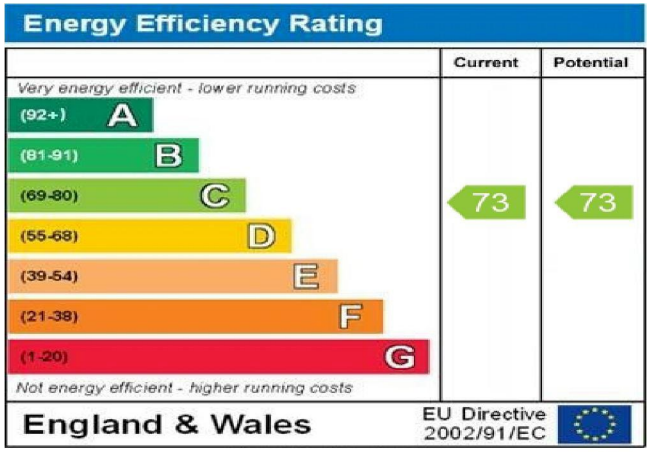


DIRECTIONS

From our 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.

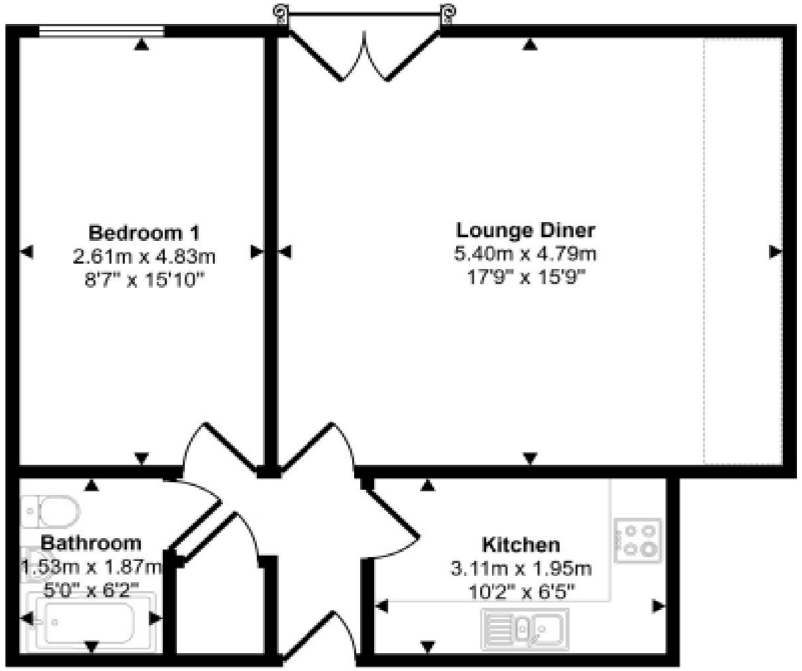






WWW.EPC4U.COM

Approx Gross Internal Area
53 sq m / 575 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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