



**Burgage Mews, West Street, Alresford**

*At home in Hampshire*

  
**Hellards**



## 2 Burgage Mews, West Street

ALRESFORD, SO24 9FJ

**Guide Price: £285,000**

- Town Centre Location
- First Floor Maisonette
- Off-Road Parking Space
- Well-Presented Throughout
- Two Bedrooms
- No Onward Chain

A very well presented first floor maisonette with its own entrance at ground floor level. It is a leasehold property with over 110 years remaining on the lease. It has been built and fitted out to a high specification, and has the benefit of off-road parking. Burgage Mews is located in the centre of Alresford and is just a minute's walk from a wide range of shops and facilities available in the town centre.

The maisonette is accessed at ground floor level through its own front door, which opens to a lobby area from where stairs go up to the first floor. On the landing there are two storage cupboards, one of which houses the electricity meter and consumer unit, as well as a loft access hatch. A door opens to the living room and kitchen, which are open-plan with each other. The kitchen features a range of wood-fronted kitchen units and drawers with granite worktops and upstands above. There is a range of built-in appliances including an eye-level double oven with a gas hob and extractor hood above, a microwave oven, a fridge/freezer and a washer/dryer.

The main bedroom is a double room with a sash window and built-in wardrobes. The second bedroom is a single bedroom, with a sash window. The bathroom has a white suite comprising a bath with a shower above and glass shower screen, a pedestal wash hand basin, WC, heated towel rail and extractor.







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.

### **SERVICES**

We understand that mains electricity, gas, water and drainage are connected

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council Council Tax Band B

### **LEASE INFORMATION**

Lease term: 125 years from 2011

Years remaining: 113

Ground Rent: £250pa

Buildings Insurance: approx. £255pa

### **DIRECTIONS**

Proceed down West Street, in the direction of Winchester. Burgage Mews will be found on the left hand side, to the left of Billy Goat children's shoe shop. Proceed into the pedestrianised area, where No. 2 will be found on the right hand side.





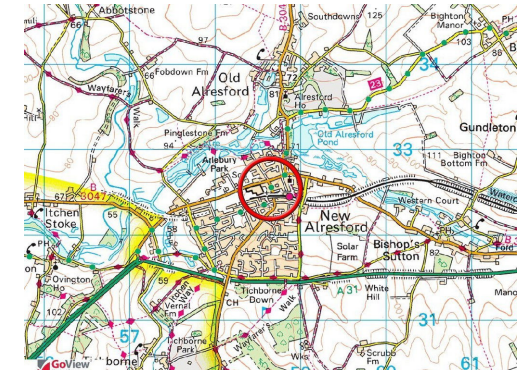
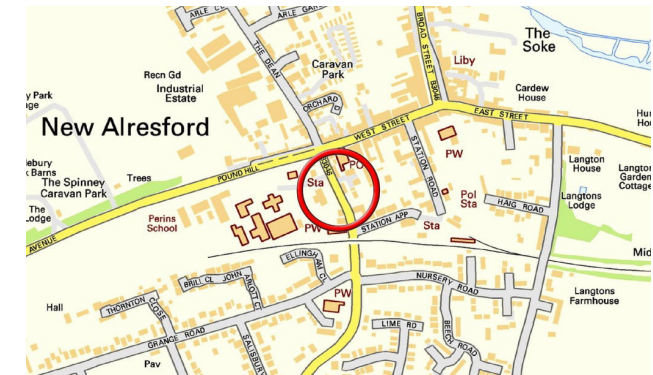
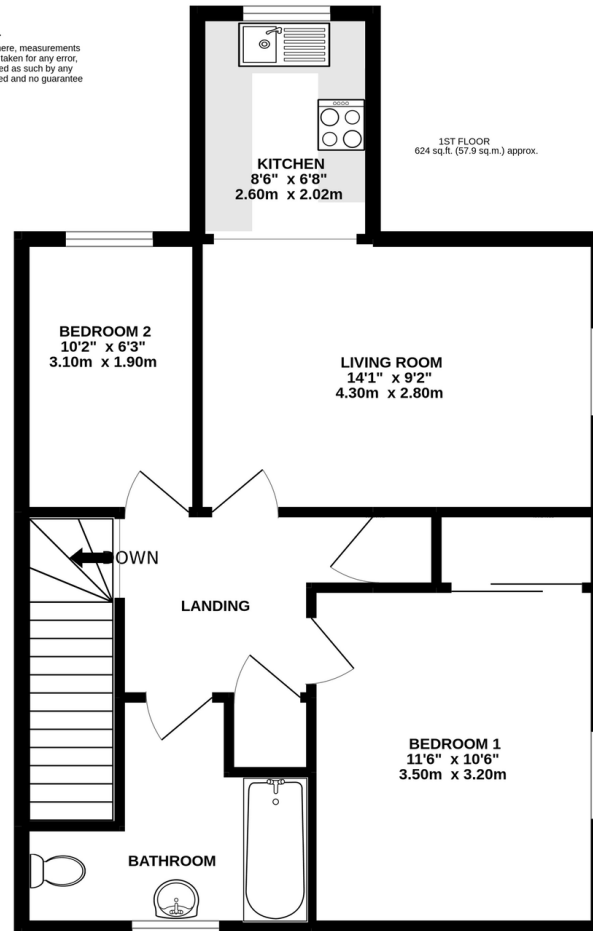
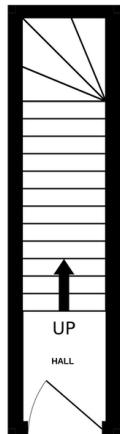
TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

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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GROUND FLOOR  
58 sq.ft. (5.4 sq.m.) approx.



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>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
www.epc4u.com		

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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.