


Hellards



At home in Alresford

10 Alders Court, Station Road

ALRESFORD, HAMPSHIRE, SO24 9JG

Asking Price £250,000

- Top Floor Flat
- Convenient Town Centre Location
- Fitted Kitchen and Living Room
- Modern Bathroom Suite
- Allocated Parking and Communal Garden

A modern top floor flat, located in this popular block, within level walking distance of the town centre. The property has security entry to both front and rear doors, and there is no age restriction to these apartments. There are maintained communal gardens at the rear as well as a car park, with an allocated space for each flat and additional visitors' parking. There are stairs from the communal hallway up to a landing, where number 10 will be found on the right hand side.

On entering the flat, there is an entrance hall, where there is an airing cupboard and doors off to the various rooms. The spacious living room has a bay window. The kitchen has a range of fitted storage units and worktops, with a built-in hob and built in washing machine, fridge and freezer. The bathroom also has a panel enclosed bath with shower, wash hand basin and WC. There is one double bedroom with window to the side and electric storage heater.

The gardens to the front and rear are communal, with the cost of maintenance being covered by the annual maintenance charge. An archway from Station Road leads through to the rear of the properties, where there is a car park with allocated and numbered spaces.





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.



LEASE INFORMATION

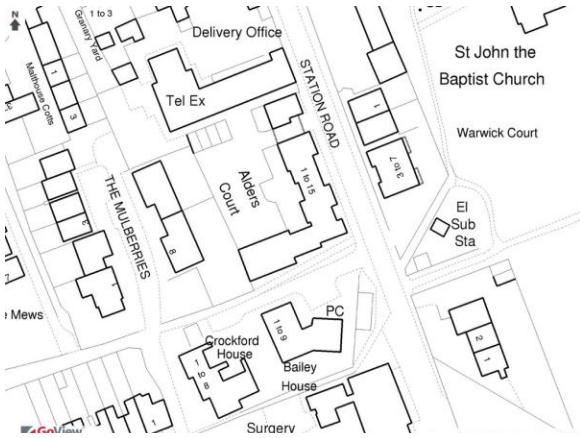
Lease commencement date: 6.5.1987
Lease Term 999 years from 13.10.2010
Years remaining: 989
Annual Ground Rent: Peppercorn
Annual maintenance charge £1,200

SERVICES

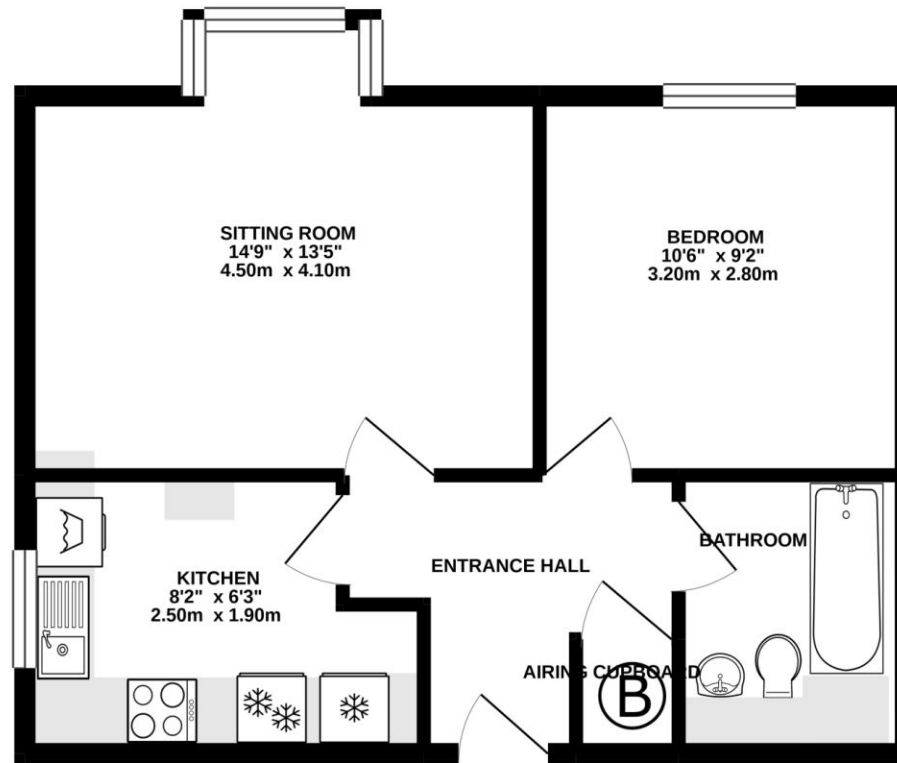
The flat has mains water, mains drainage and electricity. The heating is via electric storage heaters as there is no gas available within the development

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C



FIRST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>71</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

TOTAL FLOOR AREA: 460 sq.ft. (42.7 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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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.

