


Hellards



At home in Alresford

29 Ellingham Close

ALRESFORD, HAMPSHIRE, SO24 9EY

Asking Price £145,000

- Flat for over 55's
- No Onward Chain
- Two Bedrooms
- Communal Residents Lounge and Kitchen
- Bathroom
- Electric Heating
- The Flat is Served by it's Own Stairlift

First floor retirement flat for the over 55's set within walking distance of the town centre. This property is managed by Stonewater with a non-resident manager who is regularly on site and a 24 hour alarm call service available. This particular flat overlooks the green. Sitting room, with a door to the adjoining kitchen, the two bedrooms and bathroom are off the hall and the flat also has a loft hatch which would be suitable for storage. The property has the benefit of double glazing, electric heating and off road parking within the close.

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

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

LEASE INFORMATION

- 125 year lease from 24th June 1989
- 95 years remaining
- Service charge April 2021 - March 2022 is £2,181.89 which includes buildings insurance.
- There is no ground rent payable

DIRECTIONS

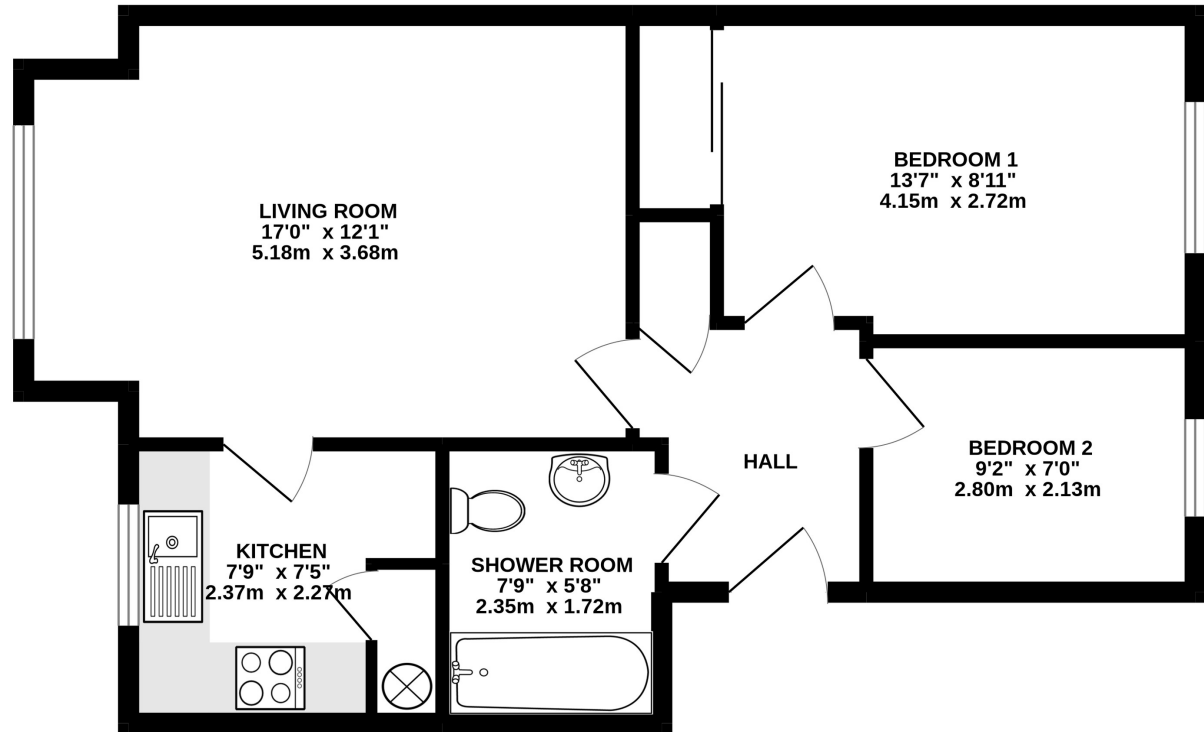
From the centre of the town, continue west, down West Street, and turn left into Jacklyns Lane (sign-posted to Cheriton). After the old railway bridge (Watercress Line), turn right into Grange Road. Ellingham Close will be found on the right. No.29 is to the right at the front of the first block on the left.





FIRST FLOOR

561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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.
Made with Metropix ©2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
76	76
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82-100)	
B (61-81)	
C (40-60)	
D (25-39)	
E (12-24)	
F (2-11)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
62	62
EU Directive 2002/91/EC	
England, Scotland & Wales	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

