



At home in Alresford

3 Ellingham Close

ALRESFORD, HAMPSHIRE, SO24 9EY

Asking Price £155,000

- Walking Distance of the Town Centre
- Two Bedrooms
- Communal Residents Lounge and Kitchen
- Non-Resident Manager
- Modern Kitchen
- Shower Room

Overlooking Grange Road with off road parking to the front, this modern first floor flat is available to the over fifty-five's. Number 3 benefits from a southerly aspect to the sitting room and kitchen, with a view onto Grange Road, whilst the two bedrooms look over the communal area to the rear.

The property benefits from electric heating and double glazing throughout (there is no gas in the building), the modern kitchen has a number of cupboards, plumbing for a washing machine, space for a fridge. The main bedroom has a fitted wardrobe cupboard and the bathroom has a separate shower cubicle, washbasin and low level wc.

These properties are managed by Stonewater with a non-resident manager who is regularly on site and there is also a 24 hour alarm-call service available.

Additional benefits include a residents lounge with attached communal kitchen, landscaped gardens and residents parking.

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

Commencing 24th June 1989
Lease period: 125 years
Years Remaining: 92

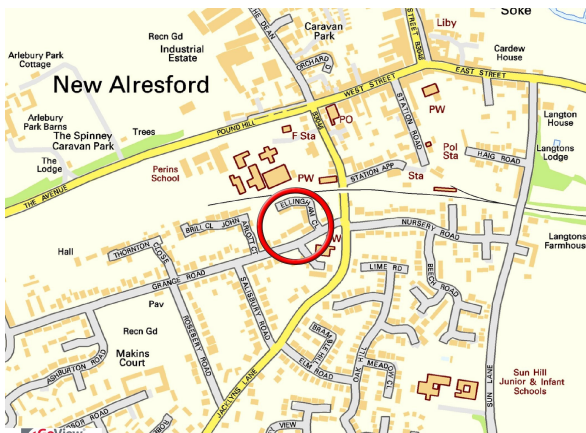
Ellingham Close is managed by Stonewater

Service charge for the year aprox: £2,181.89. Services included are: Buildings insurance, supply of water, drainage, the alarm system and cleaning of the exterior of residents' windows. Also included are the costs of maintaining the communal areas, which include repairs, electricity, cleaning, window cleaning and gardening.

Within the service charge a contribution is made towards the sinking fund, the on-site scheme manager's salary and costs, and Stonewater's administration costs.

- There is no ground rent





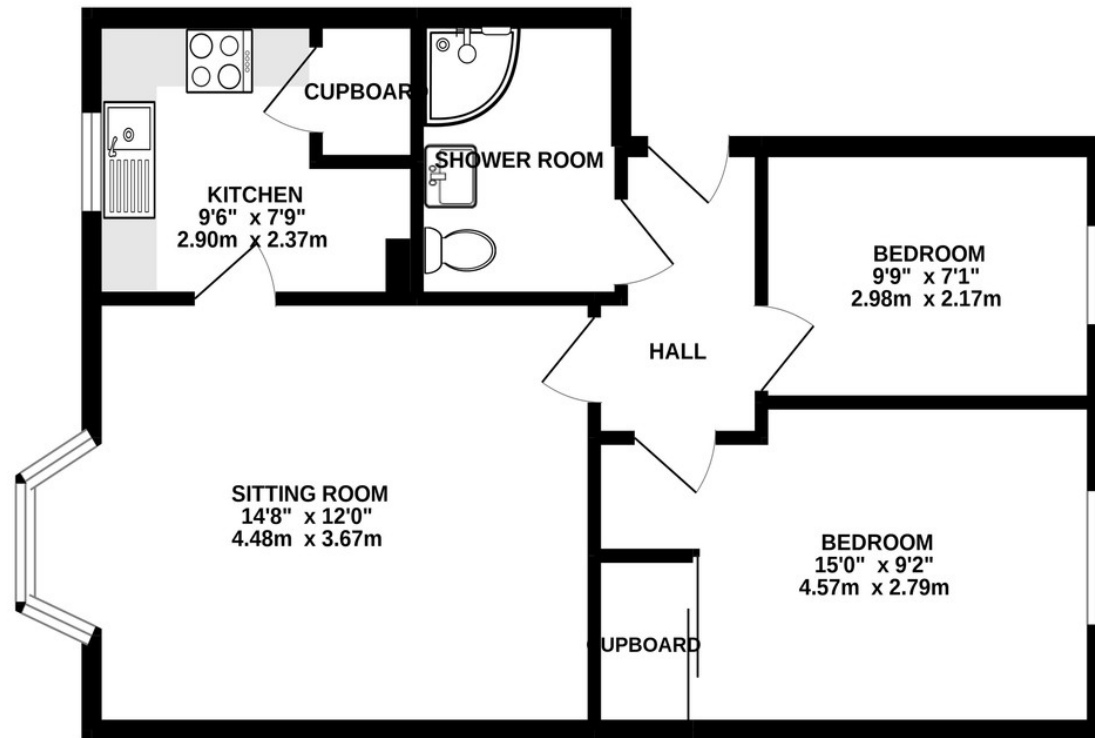
DIRECTIONS

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. Turn right into Ellingham Close and No. 2 will be found immediately on the left hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	73
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82-100) A	
(61-81) B	
(40-60) C	
(20-39) D	
(1-19) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	
05	00
EU Directive 2002/91/EC	
England, Scotland & Wales	

GROUND FLOOR



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.

