

Apartment 2 | Winchester House | New Farm Road | Alresford

Apartment 2 | Winchester House

New Farm Road | Alresford
Hampshire | SO24 9QH

Asking Price of £369,950

- Brand New Two Bedroom Apartment
- Spacious Sitting Room and Cellar Space
- Built to a High Specification
- Fully Fitted Kitchen/Tiled Bathroom
- Private Parking
- Ten Year Builder's Warranty

One of a limited number of beautifully presented apartments in this sensitive conversion of an attractive period property, located just a few minutes' drive from the centre of Alresford.

Apartment two is accessed via a shared lobby at the back of the building, with the front door opening to the entrance hall. The sitting room has a light and airy feel and offers plenty of space for relaxing. The fitted kitchen has a range of Shaker-style units with quartz worktops and matching upstands, integrated appliances, and ample space for a table and chairs. There are two well-proportioned double bedrooms and a bathroom with a white suite, a vanity unit and demister mirror.

Downstairs, there is a cellar split into two sizeable rooms. Outside, there are two allocated parking spaces to the rear of the building.



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.

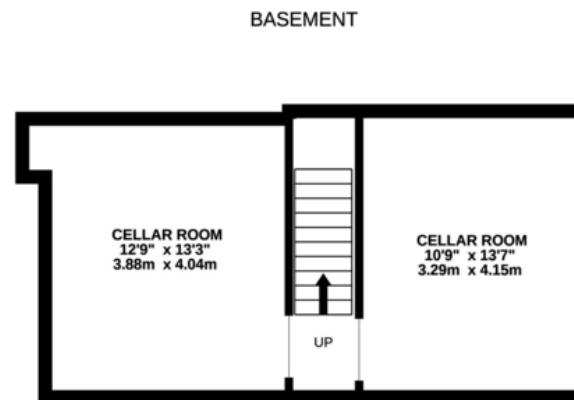
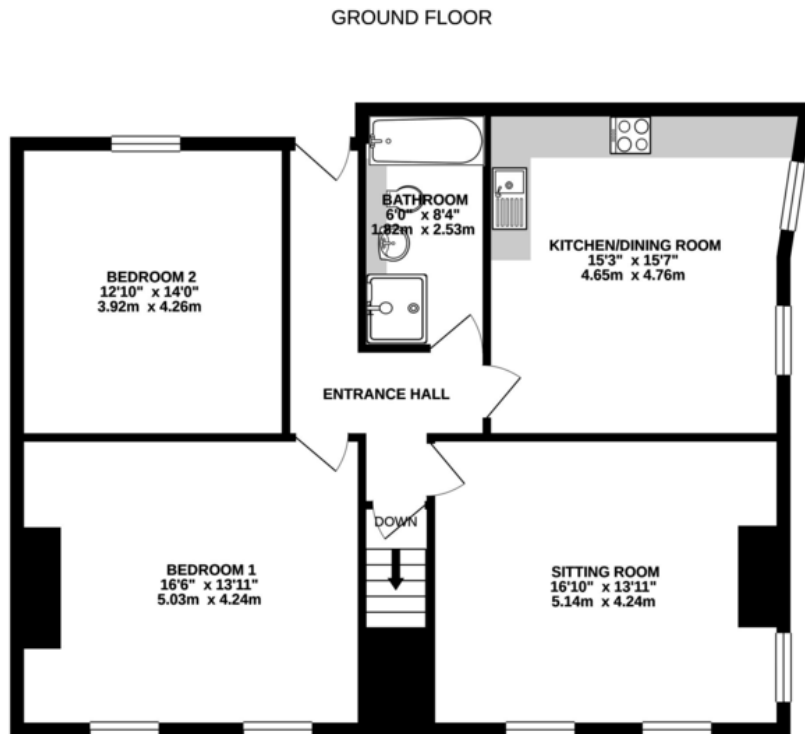


MAINTENANCE CHARGE
£1,395 per annum.

SERVICES
Mains electricity, gas, water and drainage

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: B

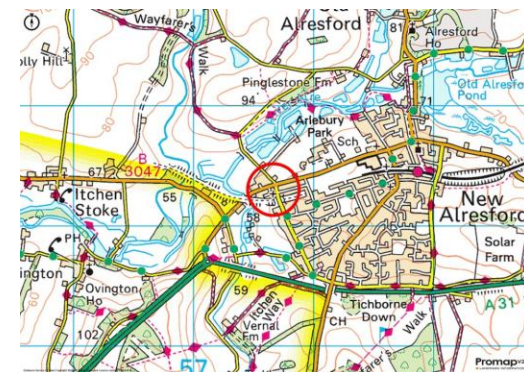
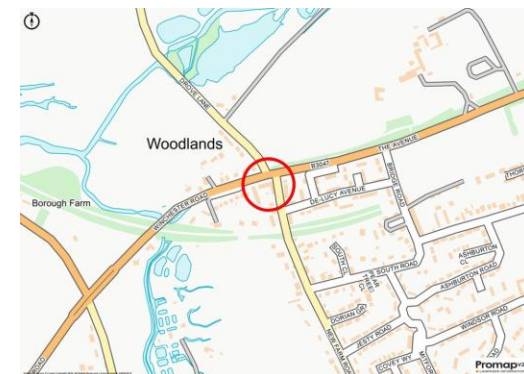




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2020

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	63	63
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	63
Airtex:			



DIRECTIONS From the centre of Alresford, proceed in the direction of Winchester, going down West Street then ahead up Pound Hill and into The Avenue, which is turn becomes Winchester Road. Winchester House is located on the left, on the corner of New Farm Road. Turn left into New Farm Road, and then immediately right to park to the rear of the properties.