

Hellards



At home in Alresford

13a Broad Street

ALRESFORD, HAMPSHIRE, SO24 9AR

Asking Price £199,950

- Large bedroom with walk in wardrobe
- Open planned sitting room/ kitchen area
- Shower room
- Gas central heating
- Town centre location
- Ideal for investment

A one bedroom first floor apartment conveniently situated in the Town centre. Open planned kitchen/ sitting room, large bedroom with walk in wardrobe, shower room. Ideal for a first time buyer or an investment buyer. This property is offered to the market with no onward chain

The main communal entrance hall opens directly onto Broad Street with stairs up to the first floor, the property door opens onto an internal hallway with doors to all the rooms including a large open planned sitting room/ kitchen with a window overlooking the shops on Broad Street, the bedroom also with a window overlooking Broad Street Shops and a large walk in wardrobe, there is a shower room off the hallway and two storage cupboards.





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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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

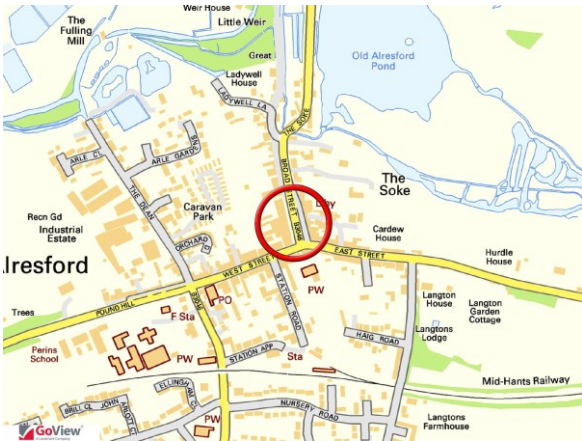
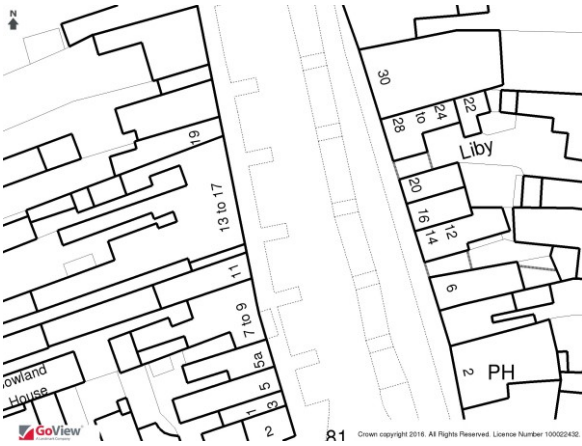
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

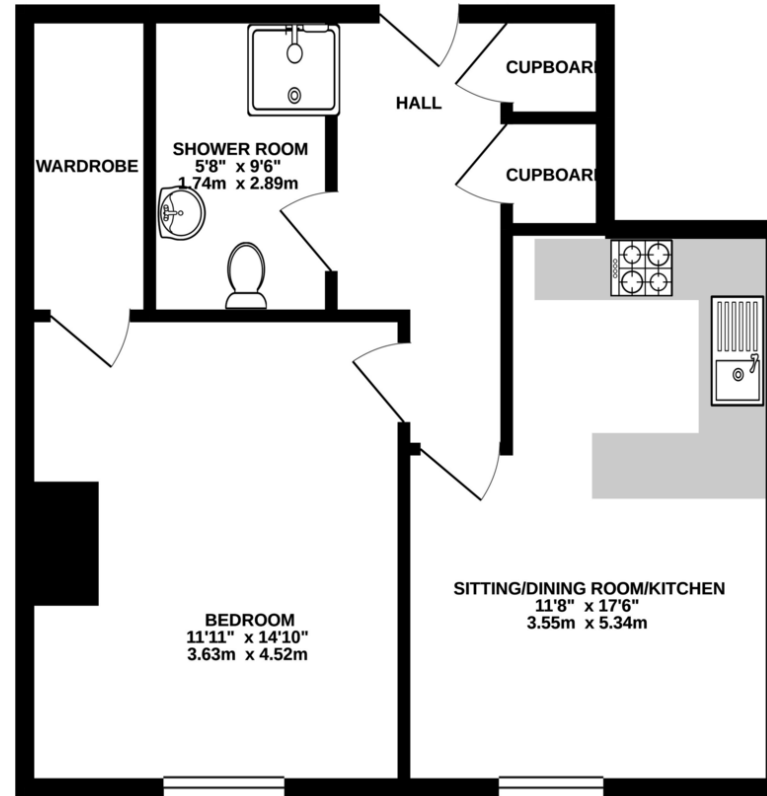
Winchester City Council
Council Tax Band: A

DIRECTIONS

Access to Flat 13A can be found to the right of our office entrance in Broad Street, alongside Morgans Hardware.



FIRST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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	38	38
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	57
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

