



*At home in Alresford*

# 6 Alders Court Station Road

ALRESFORD, HAMPSHIRE, SO24 9JG

**Asking Rent £ 1,300 PCM**

- EPC Rating C
- Holding Deposit £300.00
- Deposit £1500.00
- Council Tax Band C
- Convenient Town Centre Location
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Sitting Room
- Pretty Communal Gardens
- Allocated Parking Space



Within level walking distance of the town centre is this lovely, well presented two bedroom ground floor flat with an allocated parking space.





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Upon entering, there is a central hallway with doors through to all rooms. There is a good-sized sitting / dining room with patio doors leading out onto the pretty communal garden, which features a patio area. There is a modern kitchen, with a range of base and eye-level units. The shower room has a walk in shower, basin and WC. There are two bedrooms, both looking out over the garden. There is an allocated parking space.

Superfast broadband is available (source: Ofcom). For mobile reception, please check <https://www.ofcom.org.uk/mobile-coverage-checker>

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.



#### DIRECTIONS

From our offices in Broad Street, turn right into West Street and then left into Station Road. Alders Court will be found on the right hand side.

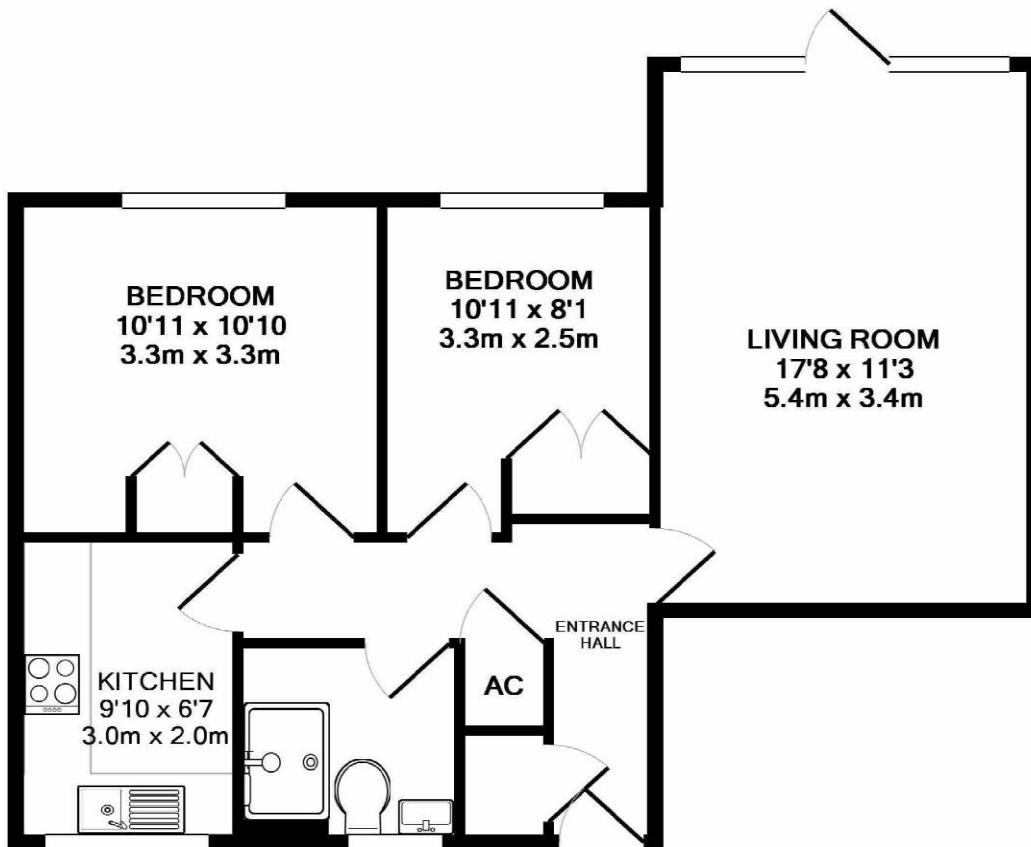


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.