

# Hellards



*At home in Alresford*

# Broad Street

ALRESFORD, HAMPSHIRE, SO24 9AR

## Asking Rent £ 1,300 PCM

- EPC D
- Holding Deposit £300
- Deposit £1,500
- Council Tax Band A
- Central Alresford Location
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- Period Features
- Great Views



A well presented top floor apartment in the centre of town, offering far reaching views and an enviable location.





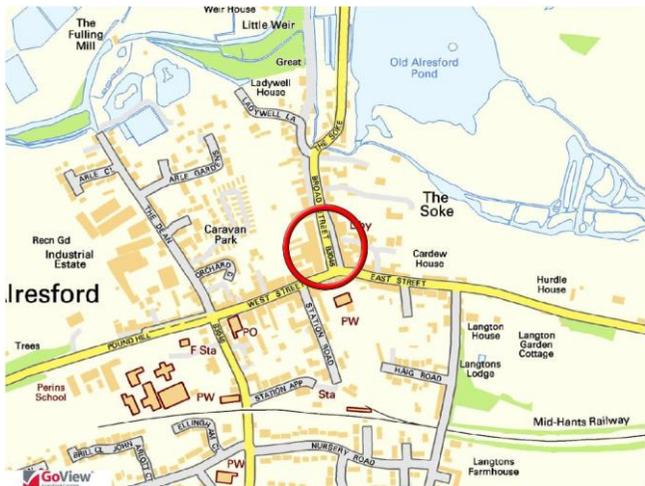
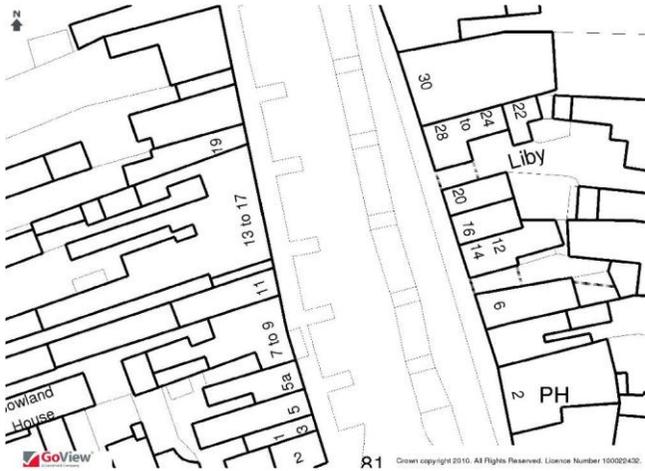
This charming flat includes a large modern kitchen with room for a table and chairs. There are two double bedrooms, one with a built in cupboard. The bathroom is also to a high standard and boasts a bath with a shower over. The flat offers light and spacious accommodation and boasts plenty of character too. It would make a great bolt hole for a professional couple or single person.

Ultrafast broadband is available (Source: Ofcom). A mobile signal is likely from Three, O2 and Vodafone, but unlikely from EE (Source: Ofcom). We understand that all mains services are connected.

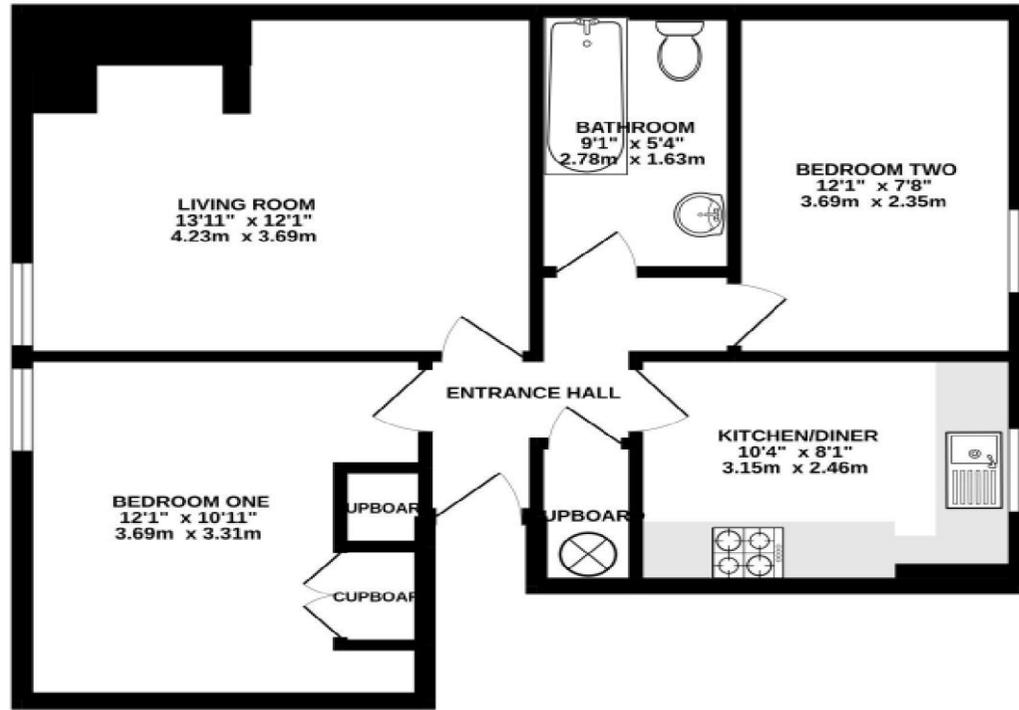
There is no parking with this property.

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.





**GROUND FLOOR**  
564 sq.ft. (52.4 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	66	67	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		

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.

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 FLOOR AREA: 564 sq.ft. (52.4 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.  
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**DIRECTIONS**

Access to flat can be found to the right of our office entrance in Broad Street.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**  
**01962 736333**

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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.

