



*At home in Alresford*

# 37 Valdean Park

ALRESFORD, HAMPSHIRE, SO24 9AY

## Asking Rent £ 850 PCM

- EPC - Not Required
- Holding Deposit £196.15
- Deposit - £980.75
- Council Tax Band A
- Well Maintained Park Home
- One Bedroom Furnished Park Home
- Sitting Room
- Kitchen / Breakfast Room
- Double Bedroom
- Shower Room
- Garden with Patio

A comfortable and well maintained one bedroom park home with allocated parking, small garden and within a short walk of the town centre. Benefitting from gas central heating, double glazing and close to the shops, buses and surgery. Ideal for the retired. Please note that there is a minimum age restriction of 55 and over. Pets are not allowed.





Valdean Home Park is ideally situated for easy walking access into Alresford town centre and would suit a retired person or couple although applicants over the age of 55 are also welcome to enquire.

This park home comprises of a sitting room, kitchen / breakfast room, double bedroom with built-in wardrobe, and shower room.

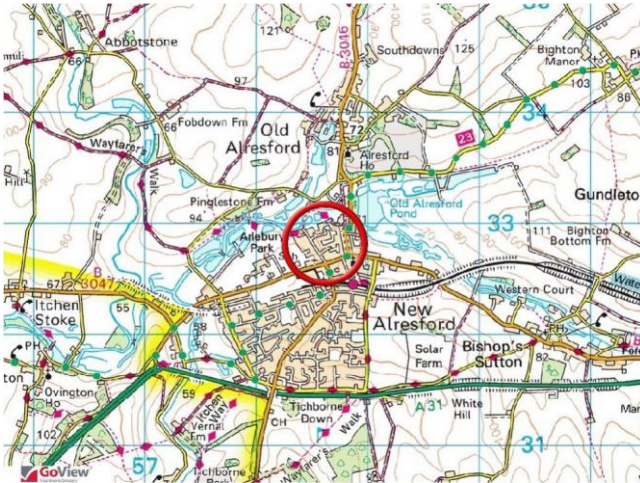
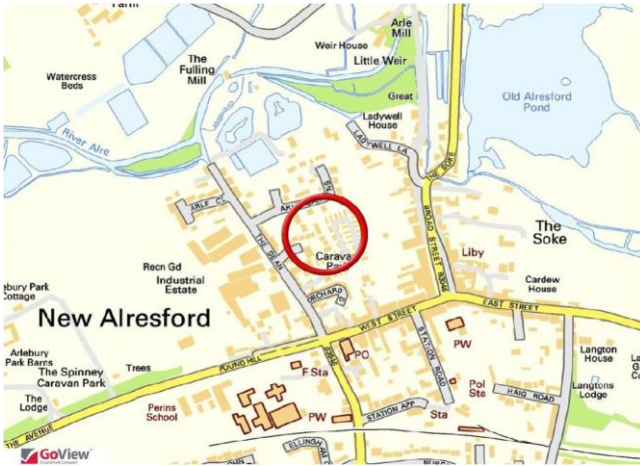
To the rear is a small garden with patio.

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.

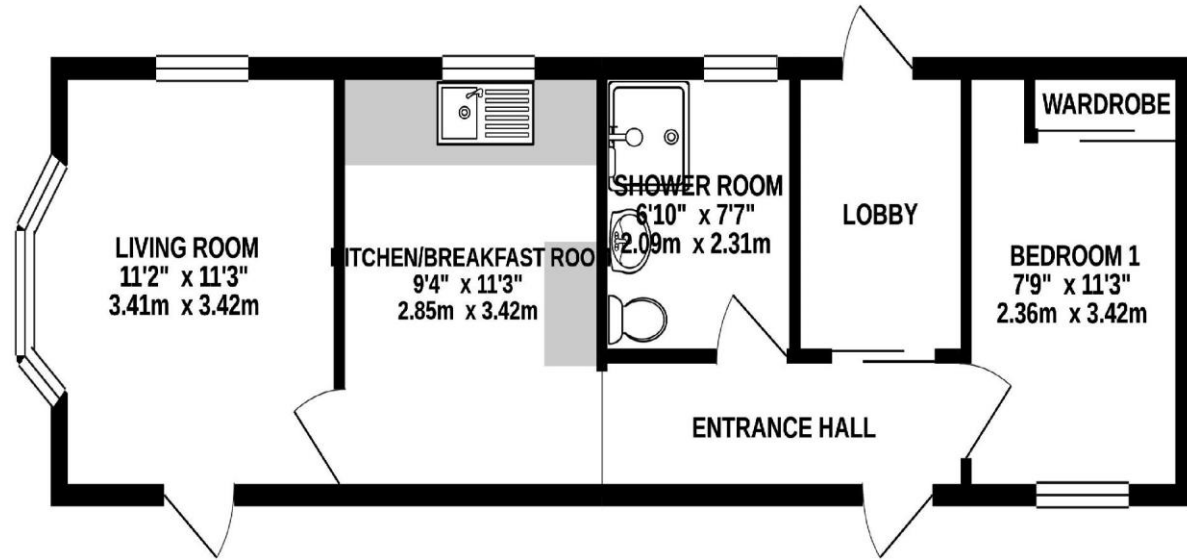


#### **DIRECTIONS**

From the centre of Alresford head down West Street (in the direction of Winchester). Turn right into The Dean. Valdean Park will be found a little way along on the right hand side.



## 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.

