

Hellards



At home in Alresford

7B The Soke

ALRESFORD, HAMPSHIRE, SO24 9DB

Asking Rent £ 900 PCM

- EPC Rating D
- Holding Deposit £207.69
- Deposit £1038.45
- Council Tax band B
- Central Town Location
- Gas Central Heating
- Secondary Glazing
- Character Property
- One Bedroom
- Newly Redecorated

A spacious one bedroom ground floor flat situated in the heart of Alresford Town Centre at the bottom of Broad Street.





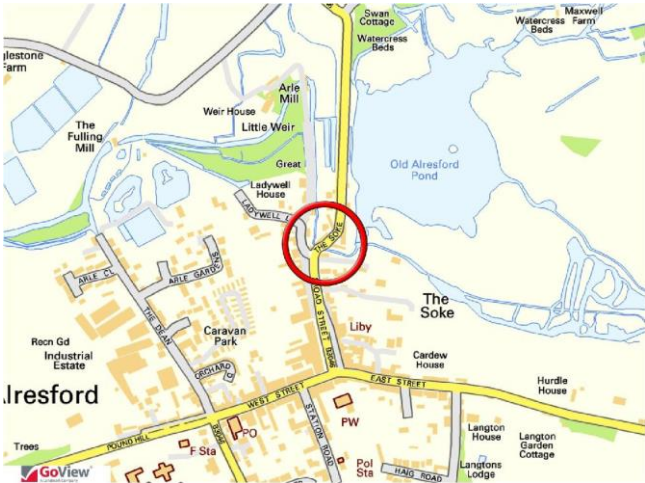
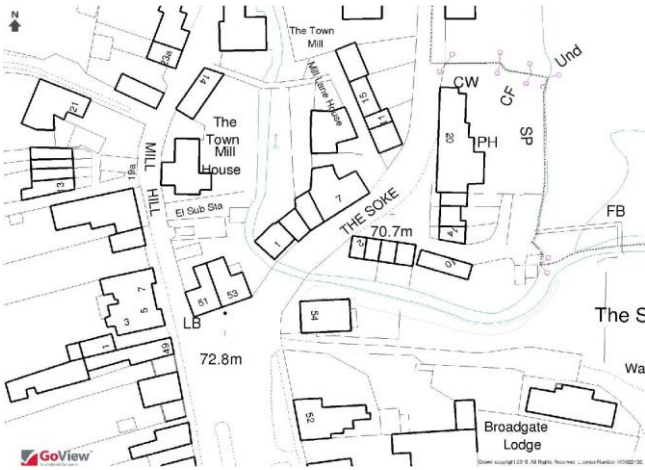
The property benefits from wood floors throughout, period windows and high ceilings with a character kitchen and bathroom. Upon entering, there is the kitchen, with wooden worktops and a range of base and eye level units. From there, there is a door through to the main living space, with naturally well-lit sitting room, featuring high ceilings and large windows with secondary double glazing. There is also a double bedroom, again with high ceilings giving a sense of space. The bathroom features a claw-foot bath, with shower over.

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.

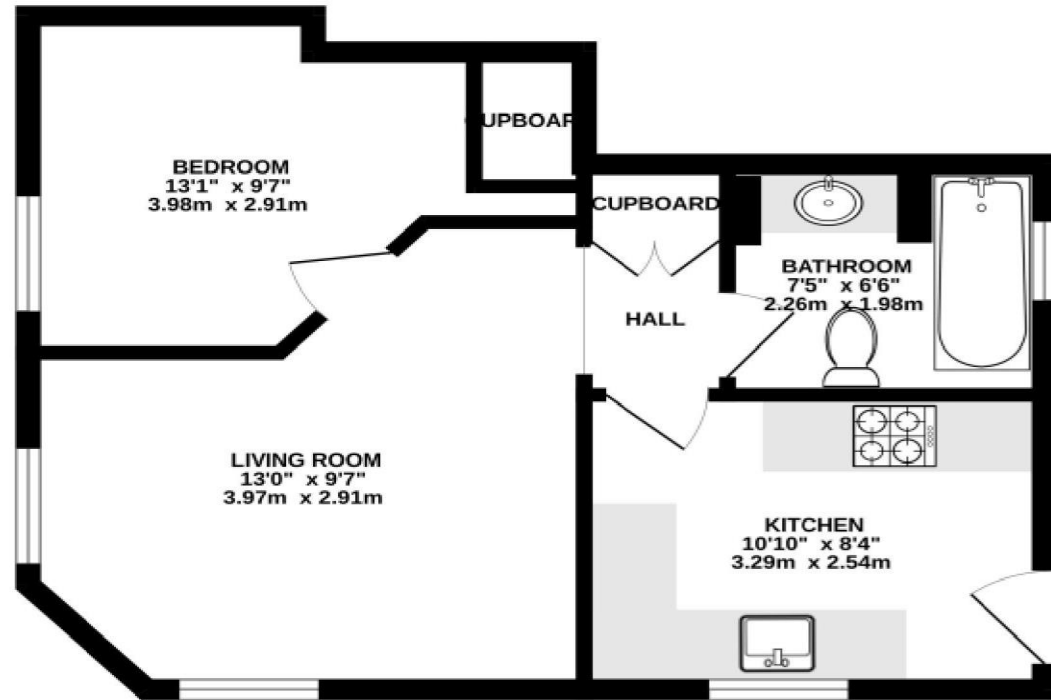


DIRECTIONS

The property is located at the bottom of picturesque Broad Street. Follow the road around the first bend towards Old Alresford and this property is on the left hand side almost opposite 'The Globe on the Lake' inn. The front door is along the shared gravel driveway on the left.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	76		
	55		
England, Scotland & Wales	EU Directive 2002/91/EC	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

TOTAL FLOOR AREA : 395 sq.ft. (36.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 not 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.

