

# Hellards



*At home in Alresford*

# Flat 3 Winchester House, New Farm Road

ALRESFORD, HAMPSHIRE , SO24 9QH

## Asking Rent £ 1,100 PCM

- EPC C
- Holding Deposit £253.84
- Deposit £1269.20
- Council Tax band B
- First Floor Apartment
- Open Plan Kitchen / Sitting Room
- Double Bedroom
- Bathroom
- Allocated Parking Space
- Bike Storage

A superbly presented one bedroom first floor apartment, with an open-plan living space and allocated parking.





Located on the first floor in this historic and attractive building, this apartment is ideally situated close to Alresford town centre. This property has been highly specified and presented in immaculate condition. The hallway is a very good size, currently serving as a study, with access to a beautiful three piece tiled bathroom, main bedroom, and open plan kitchen/living room. There is plenty of storage in the eaves and built in cupboards, with a stylish modern kitchen area. The dual aspect allows for lots of light to be brought into the apartment.

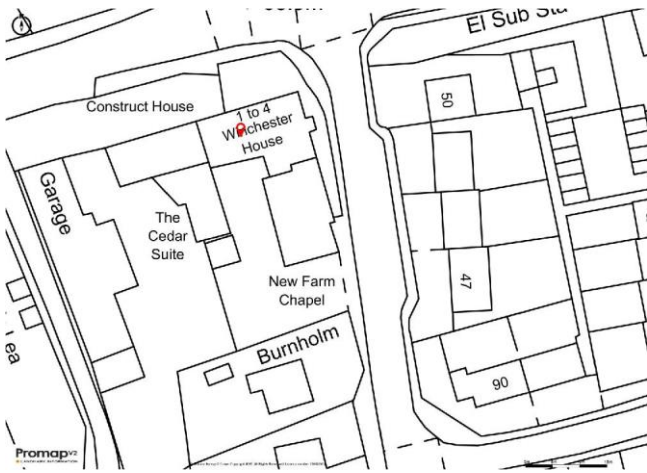
Outside, there is an allocated parking space and bike store.

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, proceed in the direction of Winchester, going down West Street then ahead up Pound Hill and into The Avenue, which then becomes Winchester Road. Winchester House is located on the left, on the corner of New Farm Road. Turn left into New Farm Road, and then immediately right to park to the rear of the properties.



**GROUND FLOOR**  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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.  
Made with Metronox ©2022.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	77 77		
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

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

**01962 736333**

**sales@hellards.co.uk | hellards.co.uk**

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.

