

Hellards



At home in Alresford

44a West Street

ALRESFORD, HAMPSHIRE, SO24 9AU

Asking Rent £ 1,100 PCM

- EPC Rating E
- Holding Deposit £253.84
- Deposit £1269.20
- Council Tax Band B
- Superb One Bedroom Apartment
- Large Kitchen/Dining Room with appliances
- Double Bedroom
- Bathroom



A superb, larger than average, first floor one bedroom town centre flat presented in superb order throughout.





Situated on the first floor, over the rear of Mange2, the apartment has a large open plan kitchen/dining room with integrated appliances. There is a separate sitting room, with high ceiling and velux windows which allows an abundance of light to floor in. There is also a double bedroom and bathroom which features a white suite with shower over the bath.

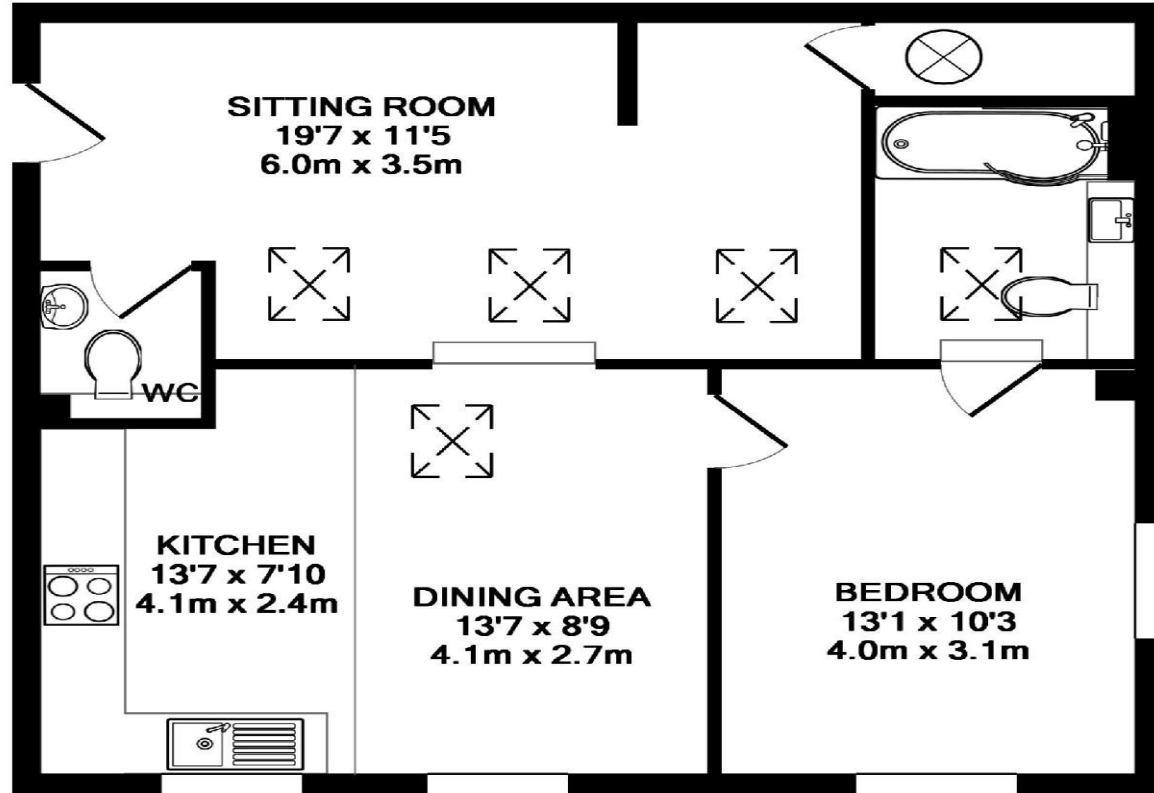
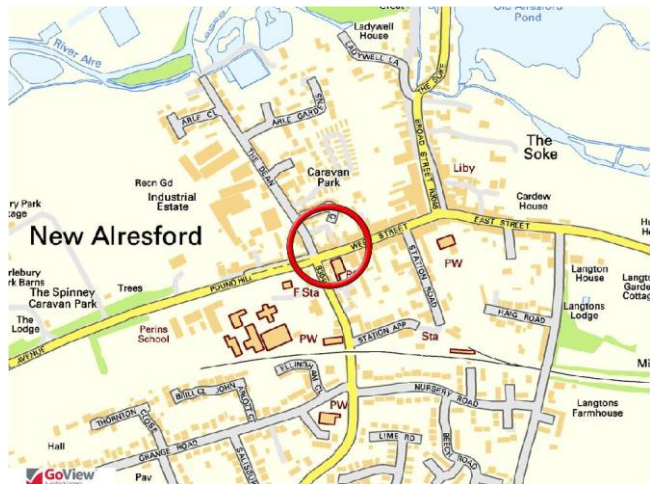
There is an intercom to the entrance on the ground floor.

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, proceed onto West Street and 44a can be found further down on the right hand side above Mange 2 Deli, just before Bake House Yard.



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 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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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		(82-100) A	
(81-91) B		(61-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	
(39-54) E	39	(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	
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.

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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.

