

Hellards



At home in Alresford

1 Bakehouse Yard, West Street

ALRESFORD, HAMPSHIRE, SO24 9AU

Asking Rent £ 1,300 PCM

- EPC Rating E
- Holding Deposit £300
- Deposit £1500
- Council Tax Band C
- Beautifully Presented
- Central Location
- Three Bedrooms
- Modern Kitchen
- Spilt Level Apartment
- Private Entrance



A beautifully presented three bedroom apartment is set over three levels right in the heart of Alresford Town Centre.





There is an entrance hall on the ground floor with stairs leading to the first floor with a modern fitted kitchen including an island with inset hob. Other appliances included are the dishwasher, washing machine, fridge freezer and oven.

The bathroom has an over bath shower and heated towel rail.

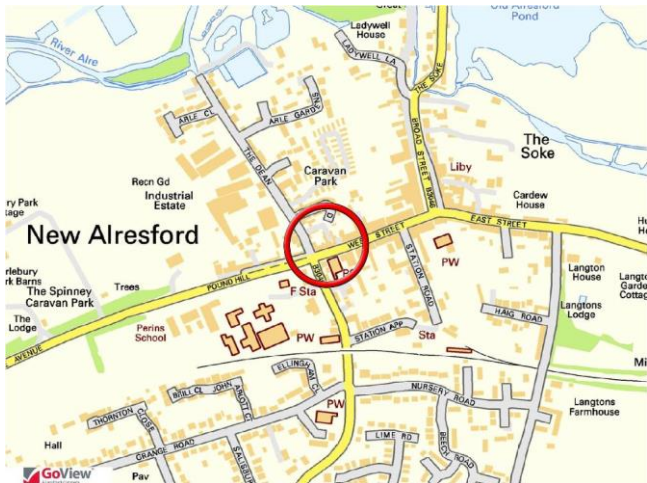
The master bedroom has large fitted wardrobes and an en-suite cloakroom, and the spacious sitting room overlooks West Street.

There are stairs to the 2nd floor (please note that these are steeper than usual so may not be appropriate for young children) where there are two good sized bedrooms, one with views to the rear over the surrounding countryside and the other with windows to the front. An off road parking space is available by separate negotiation.

Ultrafast Broadband is available (Source: Ofcom). There is mobile coverage from EE, Three, O2 and Vodafone (Source: Ofcom).

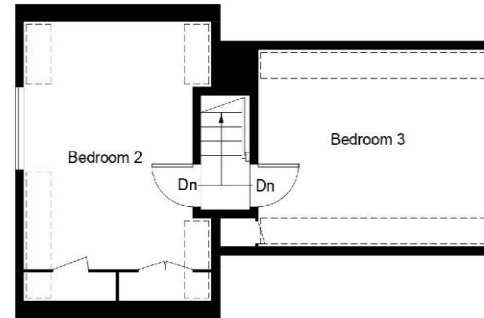
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.





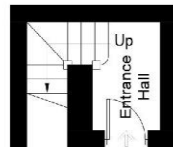
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	52	70
England & Wales	EU Directive 2002/91/EC	



Second Floor = 371 sq ft / 34.5 sq m (Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



Ground Floor 45 sq ft / 4.2 sq m

First Floor = 904 sq ft / 84 sq m

Approximate Gross Internal Area = 1320 sq ft / 122.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID306902)

DIRECTIONS

From our offices in Broad Street, proceed in to West Street and Bakehouse Yard is a few yards down on the right hand side, just before Tiffins Tea Rooms. You will find Number One through the archway on the left hand side.

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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.

