

Hellards



At home in Alresford

12 Wayfarer Place The Dean

ALRESFORD, HAMPSHIRE, SO24 9FT

Asking Rent £ 4,500 PCM

- EPC Rating B
- Holding Deposit £500
- Deposit £5,192.30
- Council Tax Band C
- Over 70s Only
- Two Bedrooms
- Ground Floor
- Rent Includes Service Charge, Water and 1 Hour Domestic Help
- Pets Considered



Enjoy all of the benefits of a McCarthy Stone retirement community for the over 70's with their assured, affordable and flexible tenancies, so you can rent your property for as long as you want (subject to a minimum term).



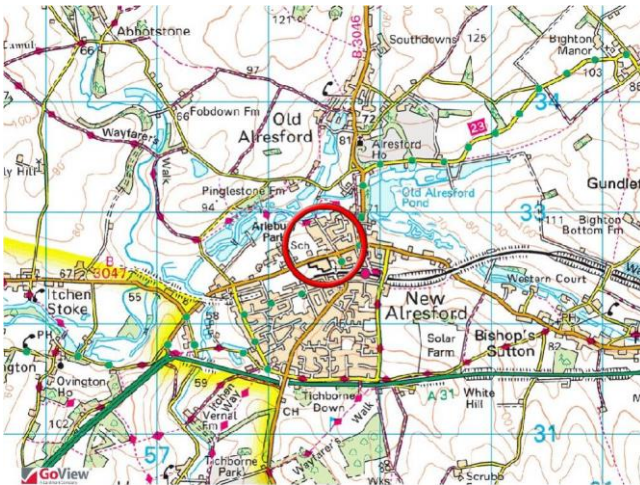


Renting in retirement provides a wealth of benefits including one monthly fee, removing any worries you may have about the upkeep of your property and the grounds. The rent amount includes the service charge at the development, water and 1 hours free domestic support per week. Pets are allowed – either 1 cat or one dog.

Superfast Broadband is available (Source: Ofcom) and a mobile signal for Three, O2, Vodafone and EE (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.

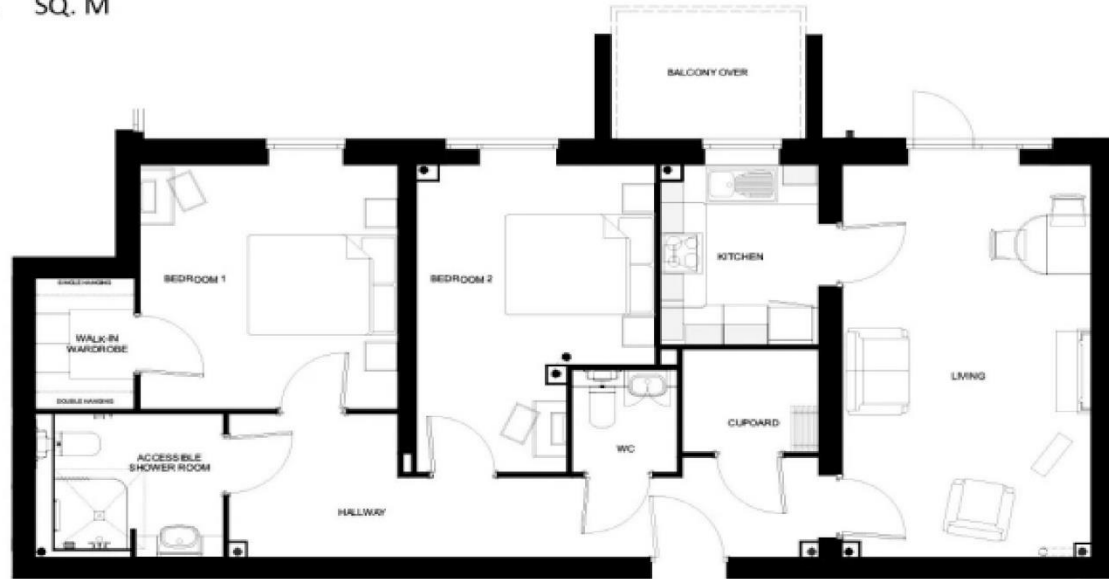




FLAT AREA:-

864.45 SQ. FT.

80.31 SQ. M



Living	19'-4" x 10'-10"	5888.5 mm x 3312.5 mm
Kitchen	8'-10" x 6'-11"	2700 mm x 2100 mm
Shower Room	7'-1" x 7'-4"	2147 mm x 2247 mm
Bedroom 1	12'-0" x 11'-3"	3666.5 mm x 3424 mm
Bedroom 2	13'-9" x 10'-5"	4189.5 mm x 3170 mm

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	87	87
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From our office in the centre of the town, proceed down West Street in the direction of Winchester. At the crossroads, at the bottom of West Street, turn right into The Dean. Wayfarer Place will be found a short distance along on the left hand side.

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

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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.

