

# Hellards



*At home in Alresford*

# The Studio, 1 Bay Tree Yard

ALRESFORD, HAMPSHIRE, SO24 9UJ

## Asking Rent £ 800 PCM

- Energy Performance Rating D
- Holding Deposit £184.61
- Deposit £923.05
- Council Tax Band A
- Town Centre Location
- Studio Apartment
- Kitchen with Appliances
- Shower Room



A beautifully presented ground floor studio apartment set in the heart of Alresford's Georgian town centre.







There is a modern kitchen with integrated hob and oven, washer/dryer and fridge freezer and shower room with large walk-in shower.

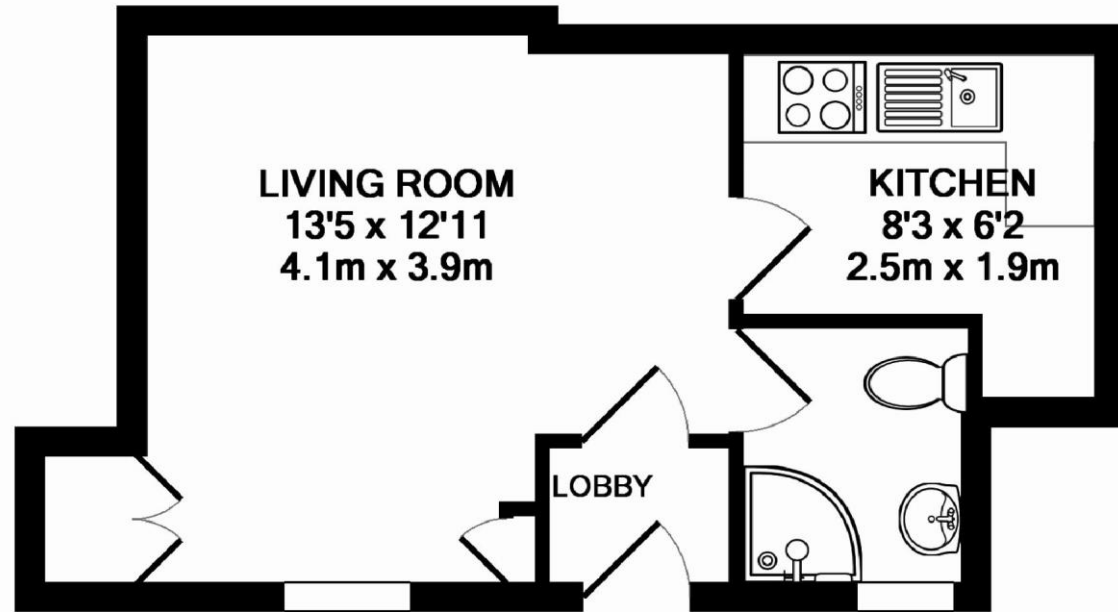
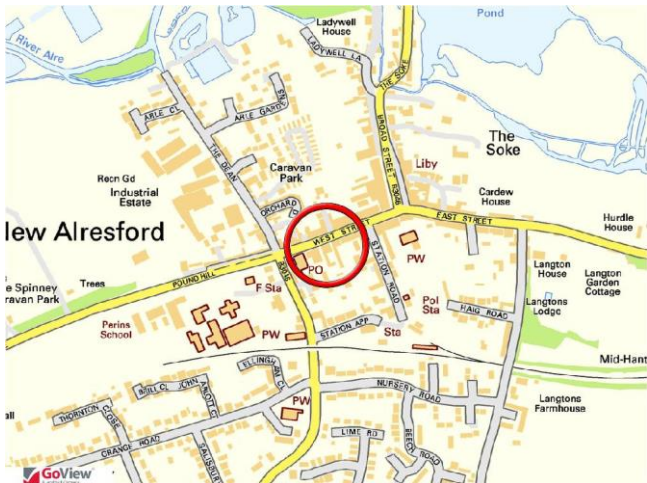
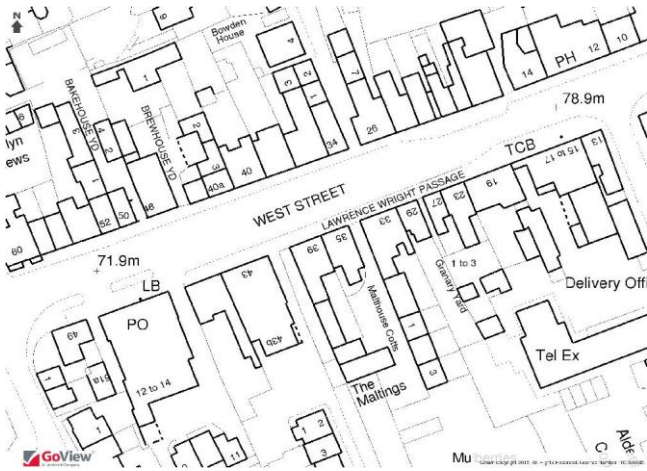
Ultrafast broadband is available (Source: Ofcom). A mobile signal is likely from EE, O2, Three and Vodafone (Source: Ofcom). The property has the benefit of electric heating, with mains water and sewerage. Parking is on road.

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, walk to the junction with West Street and turn right. Bay Tree Yard will be found a few yards down on the right hand side and The Studio will be found on your left.



TOTAL APPROX. FLOOR AREA 271 SQ.FT. (25.2 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

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	68	74
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

