



Hellards



At home in Alresford

Flat 8 Alders Court, Station Road

ALRESFORD, HAMPSHIRE, SO24 9JG

Asking Rent £ 950 PCM

- Energy Performance Rating D
- Holding Deposit £219.23
- Deposit £1,096.15
- Council Tax Band C
- Ground Floor Flat
- Allocated Parking Space
- Town Centre Location
- Kitchen
- Bathroom
- Sitting Room
- Double Bedroom



A newly redecorated ground floor flat, set in the heart of the town.





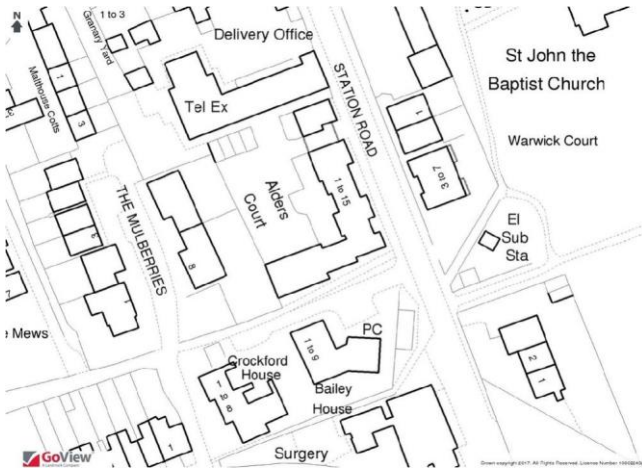
From the communal entrance hall, the front door is on the immediate left. As you enter the flat, there is a door through to all the principal rooms. The kitchen features a range of base and eye level units, with a handy fold-out table. The dual aspect sitting / dining room has patio doors that open onto the communal patio area. There is a double bedroom, which has a full length built-in wardrobe. The bathroom features a shower over the bath.

Externally, there are communal gardens and one allocated parking space.

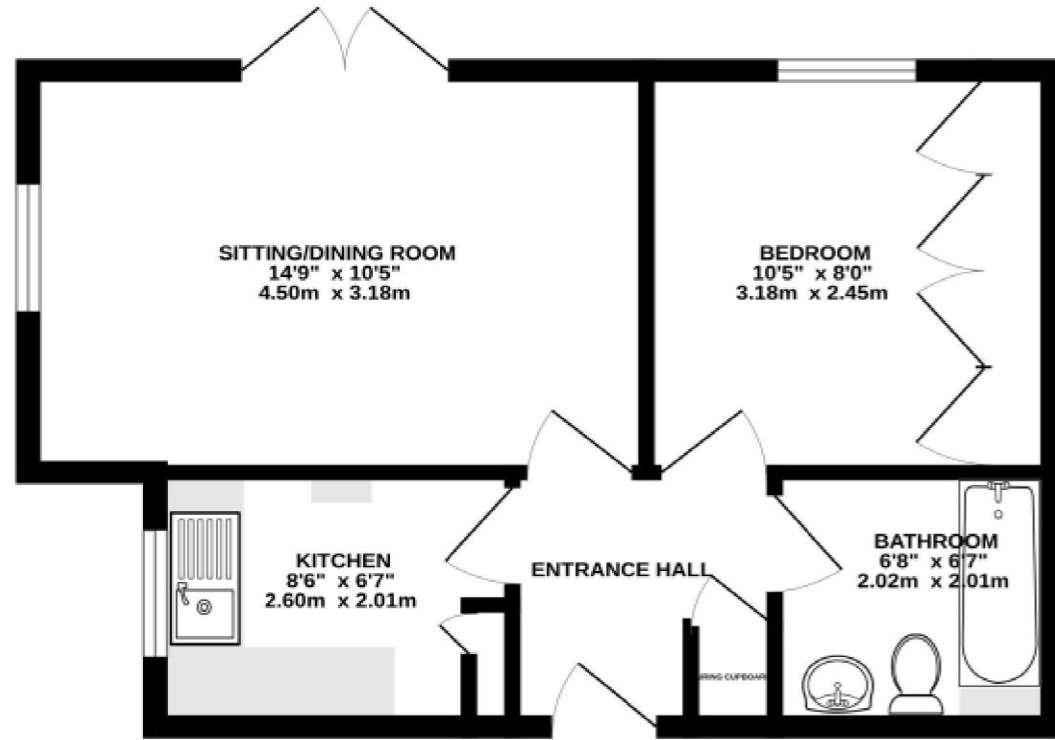
The property has electric heating, and main water and drainage. There is Superfast broadband available (Source: Ofcom). A mobile signal is likely from EE, Three and O2, and unlikely from Vodafone (Source: Ofcom).

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.





GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq.ft. (36.8 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.
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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		
	67	77
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From our offices in Broad Street, turn right into West Street and then left into Station Road. Alders Court will be found on the right 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.

