



At home in Alresford

14 Bell House

ALRESFORD, HAMPSHIRE, SO24 9XE

Asking Rent £ 950 PCM

- EPC Rating: E
- Holding Deposit: £207.69
- Deposit: £1,038.45
- Council Tax band: B
- Top Floor Apartment
- One Bedroom
- Sitting Room
- Kitchen
- Allocated Parking Space



A top floor apartment in this landmark building, located within easy reach of the town centre.





The accommodation comprises of a hallway, a spacious living room, a naturally well lit bedroom with wardrobes, a fitted kitchen and a bathroom with shower. There is an allocated parking space and additional visitor parking available.

Superfast broadband is available (source: Ofcom). A mobile signal is likely from EE and O2, but limited from Vodafone and Three.

The property has electric heating.

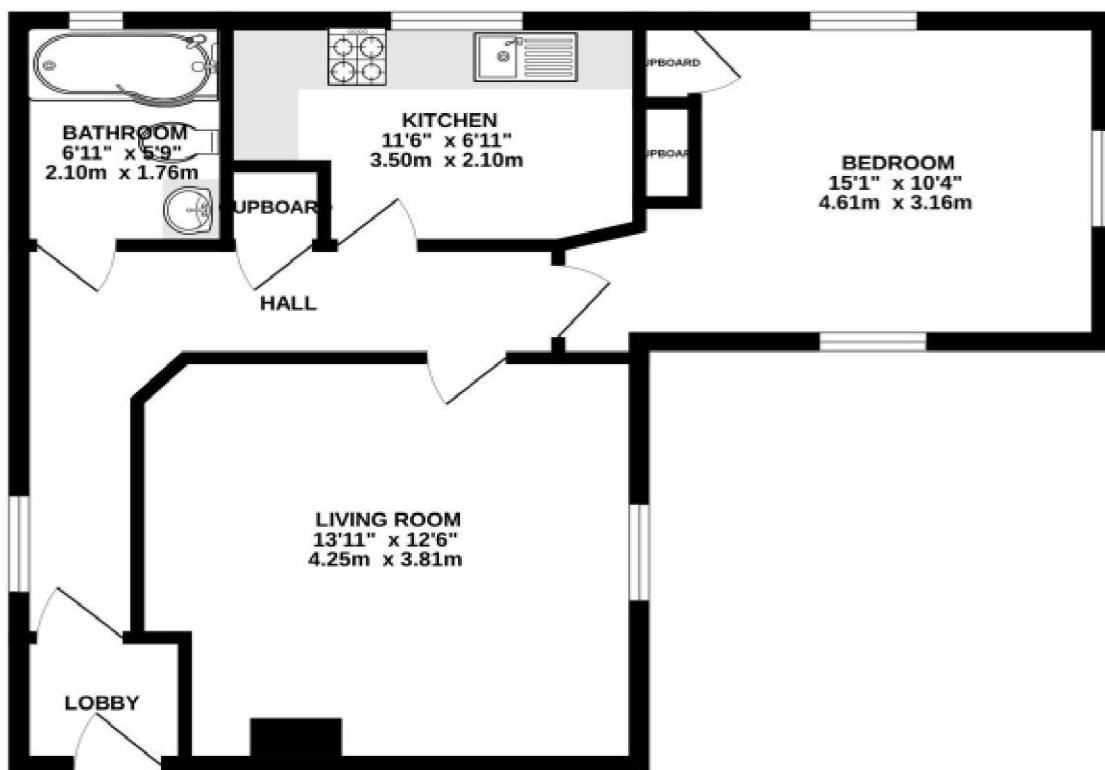
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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 office in the centre of the town, proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side and take the second turn on the left into Tichborne Down. Proceed along Tichborne Down and Headley Close will be found on the left after Orchard Close. Bell House is on the right hand side. The entrance to No. 14 is at the back of the building.



TOP FLOOR
518 sq.ft. (48.1 sq.m.) approx.



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**

71

49

Not energy efficient - higher running costs

EU Directive 2003/81/EC

The figure shows a horizontal scale for environmental impact rating. The scale is divided into seven segments, each representing a range of CO2 emissions. The segments are color-coded: A (light blue), B (medium blue), C (dark blue), D (blue-gray), E (gray), F (dark gray), and G (black). Each segment is labeled with its corresponding letter and a numerical range in parentheses above it. The ranges are: A (92-100), B (81-91), C (68-80), D (55-68), E (39-54), F (21-38), and G (1-20). Above the scale, the text 'Very environmentally friendly - lower CO2 emissions' is followed by '(92-100)' and 'A'. Below the scale, the text 'Not environmentally friendly - higher CO2 emissions' is followed by '(1-20)' and 'G'. To the right of the scale, there are two small callout boxes: one pointing to the right with the number '46' and another pointing to the right with the number '53'.

TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is accepted 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 operation or condition can therefore be given.
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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.