

Hellards



At home in Alresford

The Flat 17 Broad Street

ALRESFORD, SO24 9AR

Asking Rent £ 1,200 PCM

- Energy Performance Rating D
- Holding Deposit £276.92
- Deposit £1384.60
- Council Tax Band A
- Central Alresford location
- Set over two floors
- Sitting and Dining Room
- Modern Ktchen
- Two Double Bedrooms
- Roof Terrace



A well presented maisonette, set over two floors, in the heart of Broad Street. With secure access to the alleyway from the street, this is an ideal 'lock up and leave'.



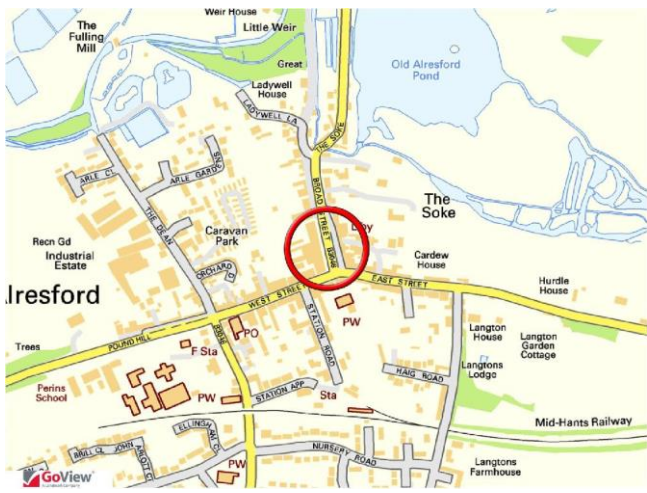
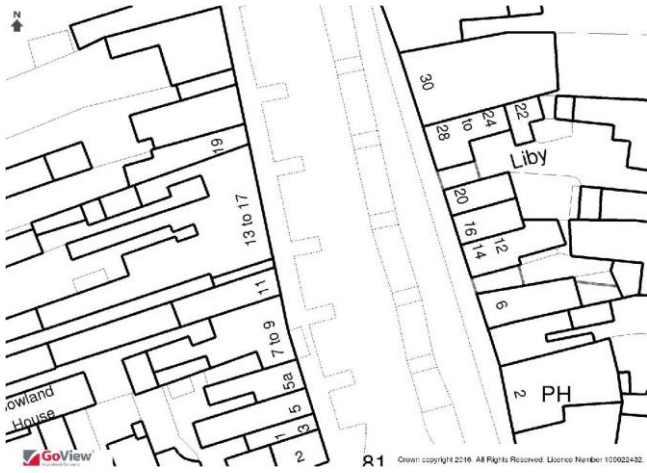


On the ground floor is an entrance hall with stairs to the main floor, with galleried landing. The sitting room is a generous size, with sliding patio doors opening out onto a roof terrace. A door from the sitting room leads through to the newly fitted kitchen, which in turn leads into the dining room. A further door leads into the inner hallway, with WC, shower room and main bedroom. Winding stairs lead up to the second bedroom on the top floor

The cost of gas, electric and water is recharged to the Tenant by the Landlord at £350 pcm. The Landlord can supply broadband to the flat for a fee of £12 pcm. There is no allocated parking with the property.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR
71 sq.ft. (6.6 sq.m.) approx.

1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.

2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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DIRECTIONS

From our Office in Broad Street, turn left and the property can be found a short distance 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.

