



*At home in Alresford*

# 2 Burgage Mews

ALRESFORD, HAMPSHIRE, SO24 9FJ

## Asking Rent £ 1,100 PCM

- Energy Performance Rating B
- Holding Deposit £253.84
- Deposit £1269.20
- Council Tax Band B
- Town Centre location
- First Floor Maisonette
- One Double Bedroom
- One Single Bedroom / Study
- Open-Plan Kitchen / Sitting Room
- Off Road Paking Space



A superb bedroom first floor maisonette , built and fitted out to a high specification, located in the centre of Alresford.







The property is a stones throw from a wide range of shops and includes an open plan living space, with modern fitted kitchen, a double bedroom, a single bedroom and a bathroom with shower over the bath. There is also the benefit of an off road parking space.

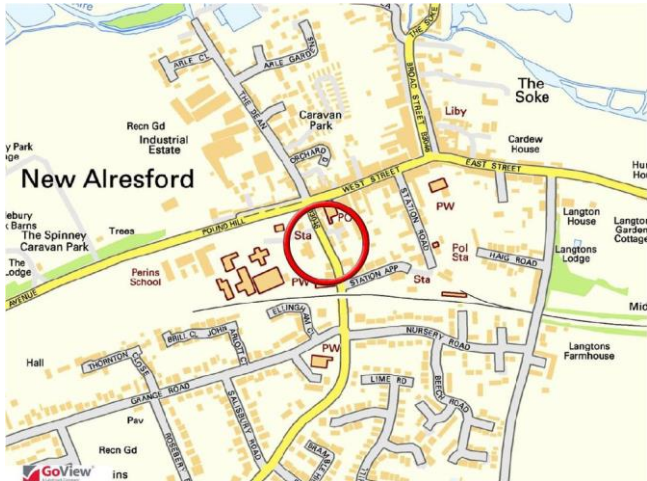
Superfast Broadband is available (Source: Ofcom). Mobile signal available from EE, O2, Three and Vodafone (Source: Ofcom).

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.

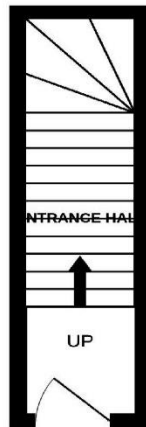


### DIRECTIONS

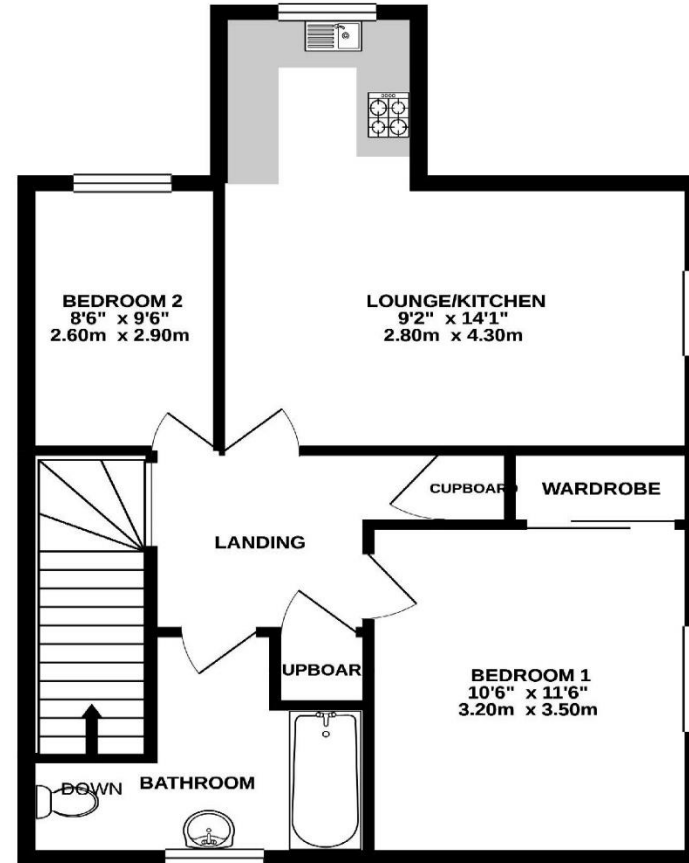
Proceed down West Street and Burgage Mews will be found on the left hand side. Proceed into the pedestrianised area, where No. 2 will be found on the right hand side.



GROUND FLOOR



1ST FLOOR



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		84	85

England, Scotland & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		84	84

England, Scotland & Wales

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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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.

