





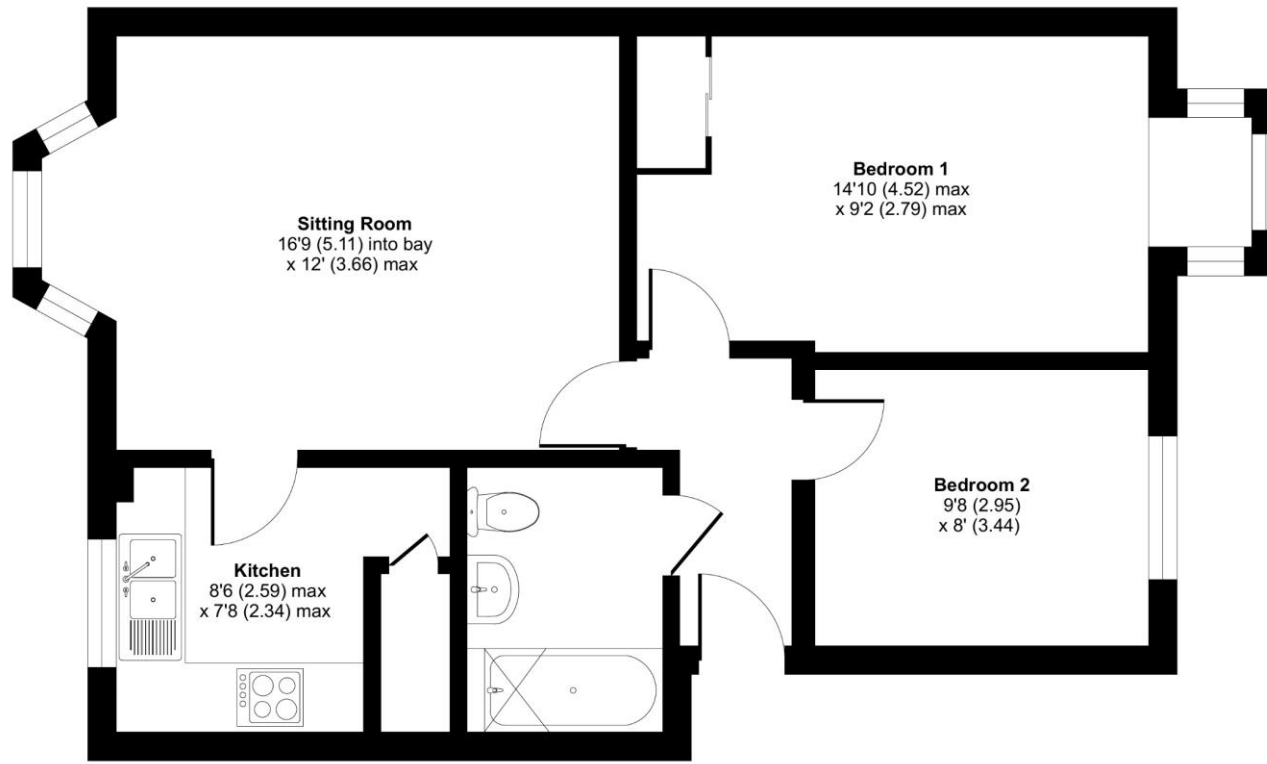
ACCOMMODATION

A beautifully presented and highly sought-after ground floor apartment just a short walk from Alresford town centre. The sitting room enjoys a delightful view over the central communal garden through the bay window which provides ample natural light. Leading off of the sitting room is a modern fitted kitchen complete with a full range of built-in appliances. The principal bedroom is of a generous size and benefits from built-in wardrobes. The second bedroom is a useful single but could also be used as a home office.

Agents note: The properties within Ellingham Close are restricted to over 55yrs of age ownership.

Approximate Area = 590 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 824087



SITUATION

Alresford is a beautiful Georgian town of fine colour-washed houses and a place to shop not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants.



SPECIFICATION

- Ground floor apartment
- Two bedrooms
- Views out towards the communal garden
- Residents parking available
- Age restricted development
- Convenient location with easy access to Alresford town centre

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

£185,000

TENURE

Leasehold

Unexpired Years: 91

Annual Ground Rent: £0

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2,544 (£212 paid monthly)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.