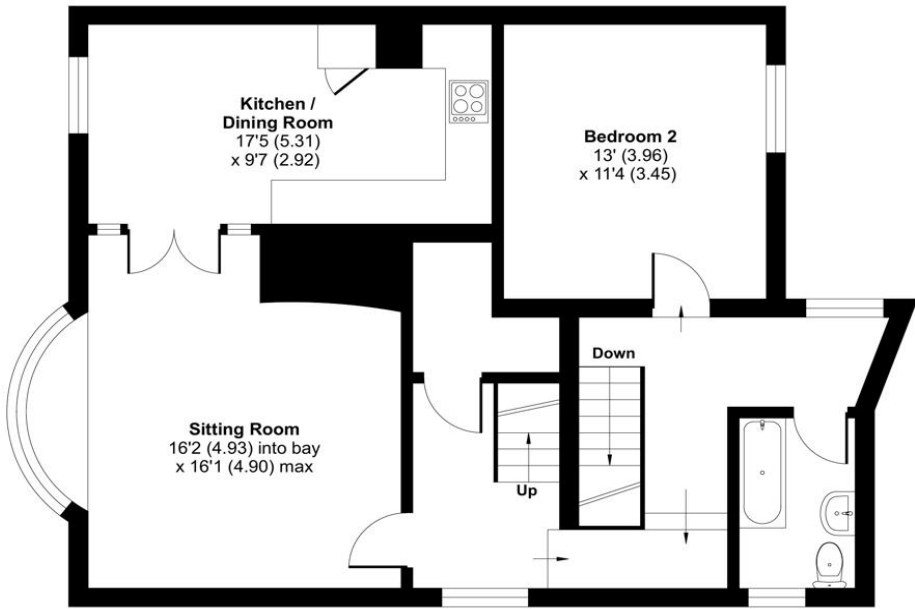


ACCOMMODATION

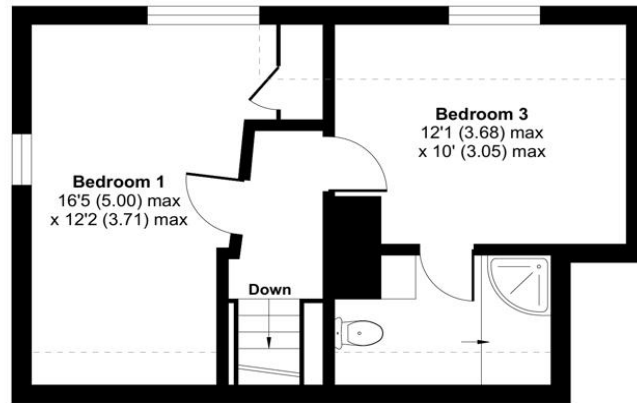
An impressive and spacious duplex apartment that has been tastefully renovated throughout with stunning period features and is ideally situated in the heart of Alresford town centre. The front door opens into the entrance lobby with a built-in cupboard on the right-hand side offering the ideal space for hanging coats and jackets and stairs leading up to the first floor. The first floor boasts a spacious sitting room with a stunning bay window that overlooks the high street and floods the room with natural light. On from the sitting rooms is a newly fitted kitchen dining room with base and eye level units and a range of integrated appliances and ample dining space. The first floor also includes a double bedroom, a modern family bathroom and a large storage cupboard under/laundry room the stairs on the landing. The second floor continues to impress with two further double bedrooms both with beautiful views of Alresford and the surrounding countryside. In addition one of the upper bedrooms benefits from an ensuite shower room. This property also benefits from being offered with no onward chain.

Approximate Area = 1233 sq ft / 114.5 sq m
 Limited Use Area(s) = 66 sq ft / 6.1 sq m
 Total = 1299 sq ft / 120.6 sq m
 For identification only - Not to scale

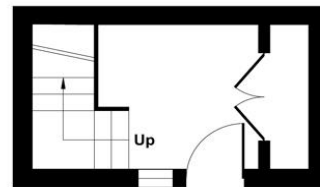
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1011990



SITUATION

Alresford is a beautiful Georgian town with a plethora of colour-washed homes. There is an extensive range of shops retailing items such as antiques, fine art, gifts, food and wine. The centre sees a thriving culture with a host of public houses, hotels and restaurants together with Tesco and Co-op convenience stores. There are also traditional butchers, fishmongers, greengrocers, banks, pharmacies and dry cleaners to make day-to-day living hassle-free, whilst more comprehensive facilities are found in the nearby city of Winchester with its mainline railway station for trains to London and the south coast. The historic market town of Alton is nearby and has a good range of high street shops and a weekly market, as well as a mainline railway station connecting to London Waterloo with trains every half an hour. There are excellent road communications within the area with access to the A31, M3 and the M27 motorway, providing easy access to London and the south coast. Southampton Airport is accessible via the M3 and M27 coastal motorway eastbound.



SPECIFICATION

- Central Alresford location
- Newly renovated throughout
- Modern fixtures and fittings
- Period features
- Grade II Listed
- Sweeping views
- Three double bedrooms
- Ensuite
- Eve storage
- No onward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

ASKING PRICE

£425,000

TENURE

Leasehold

Unexpired Years: 958

Annual Ground Rent: £1

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £0

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