



Cogswell House, Orchard Dean, Alresford, Hampshire, SO24 9DE

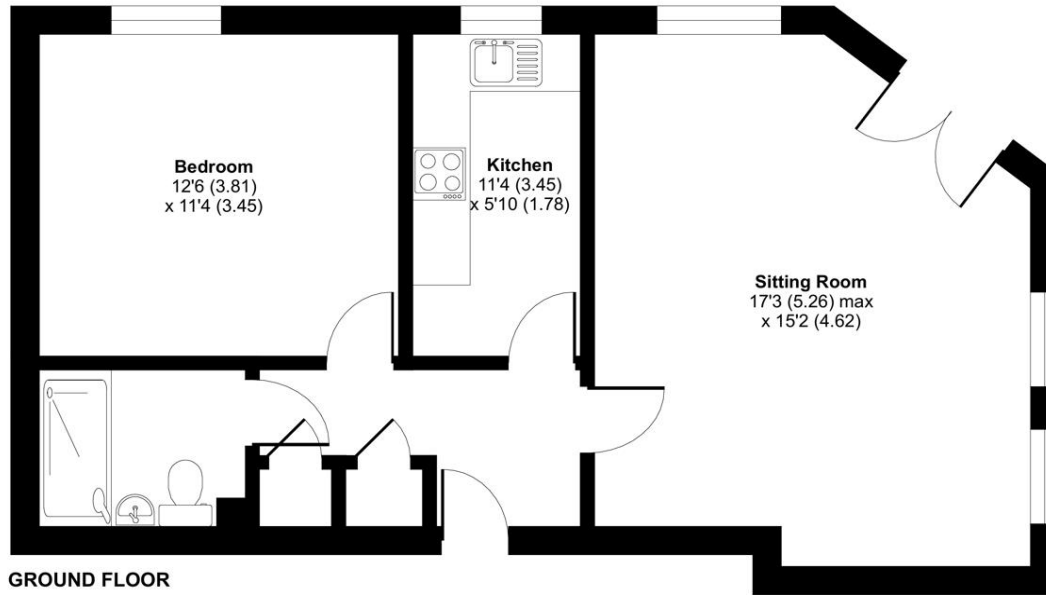


ACCOMMODATION

Nestled in the heart of Alresford, this remarkable one-bedroom ground-floor apartment offers an unparalleled blend of modern comfort and historic charm. Just moments away from the picturesque West Street and serene river walks, this residence is a true gem. Upon entering, you are welcomed by a well-appointed hall and cloakroom, setting the tone for the elegance that awaits within. The dual aspect living room exudes warmth and sophistication and with a Juliet balcony creates a perfect space to unwind and entertain. Adjacent, the kitchen is thoughtfully designed with modern appliances and ample storage. The bathroom is comfortable and well equipped and the whole property benefits from gas central heating. Additionally, the convenience of a covered parking space and shared visitor spaces are valuable assets.

Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(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). © nlicom 2024. Produced for Charters Estate Agents Limited. REF: 1162082



Scan the QR code to find out more information about this property.

SITUATION

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes. An extensive range of boutiques and specialist shops retailing such items as antiques, gifts, food, and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants.



SPECIFICATION

- Ground-floor apartment
- Located close to serene river walks
- Spacious
- High end finishes
- Central Location
- Walking distance to the centre of town
- Sought after development
- Off-street allocated parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

ASKING PRICE £275,000

TENURE

Leasehold: 105 years

Annual Ground Rent: Peppercorn

Ground Rent Increase: TBC

Ground Rent Review Period: December 2025

Annual Service: £1,693.32

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