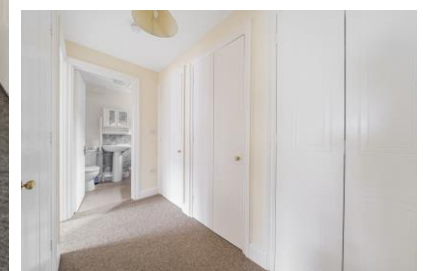




Evelyn Mews, The Dean, Alresford, Hampshire, SO24 9AX





## ACCOMMODATION

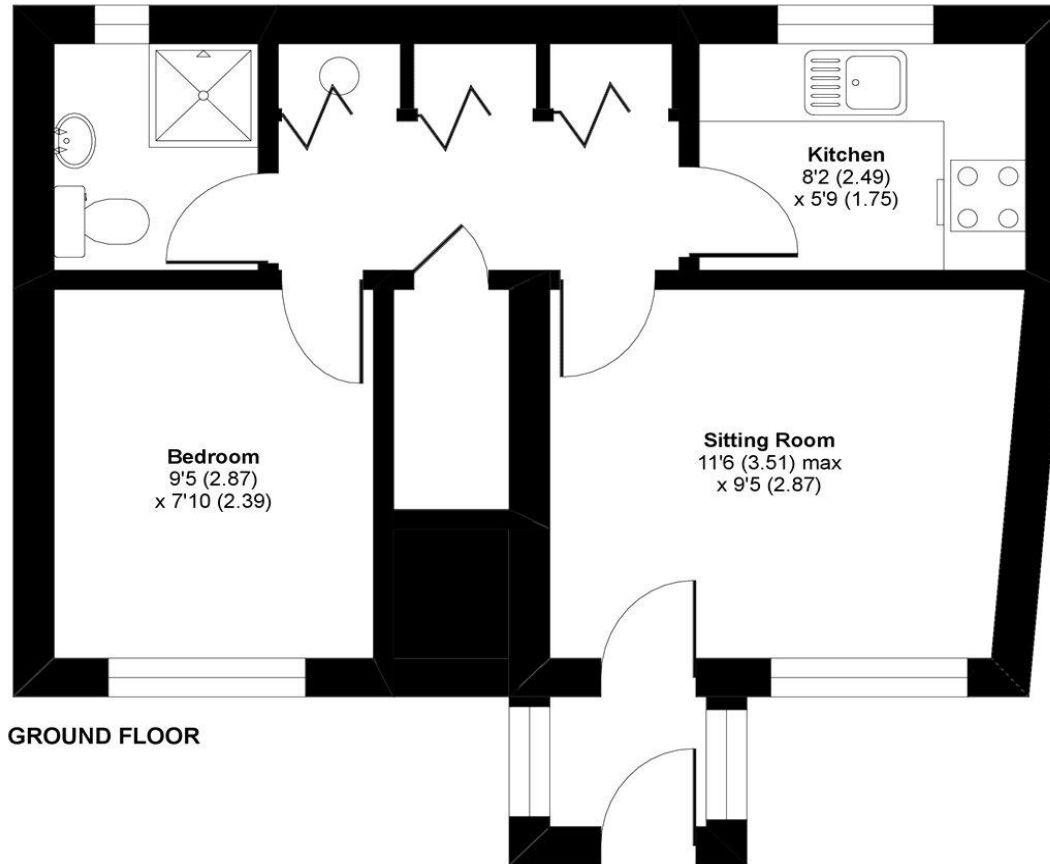
Beautifully positioned in the centre of the town, Evelyn Mews offers great access to local amenities. The property is subject to an age restriction of over 55's and has a residents association which controls the outgoings of the development.

The property offers surprisingly spacious ground floor accommodation with a porch leading through to the good-sized living room. There is a separate fitted kitchen, double bedroom and shower room. The central hallway also benefits from useful built-in storage cupboards. The home is double glazed throughout and benefits from electric heating. To the outside, there is a small area of garden and a communal lawn area. The property also comes with allocated communal parking. CCTV is covering the entrance to the close, providing additional peace of mind for residents. Local amenities including convenience stores, restaurants, pubs and the main bus route to Alton are within a 5-minute walk of the property.



Approximate Area = 390 sq ft / 36.2 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2021. Produced for Charters Estate Agents Limited. REF: 684731



## 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, fishmongers, greengrocers and wine merchants, 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. Several banks, pharmacies and other outlets meet day-to-day needs. The neighbouring market towns of Alton and Petersfield increase the range of local amenities and leisure pursuits available, both with Waitrose stores.





**SPECIFICATION**

- Over 55's living
- Share of freehold
- No onward chain
- Ground floor maisonette
- Fitted kitchen
- Double glazing
- Off road parking
- Communal gardens

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: A

**ASKING PRICE**

£185,000

**TENURE**

Share of Freehold

Unexpired Years: 996 years

Annual Ground Rent: N/A

Annual Service: £60 (approx.)

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