

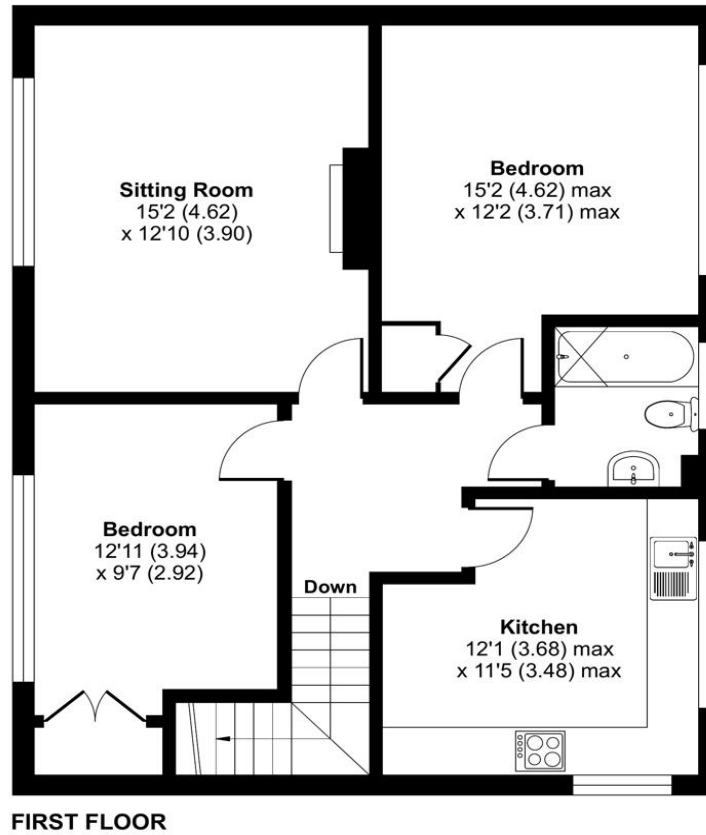
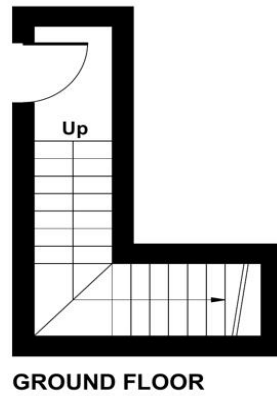
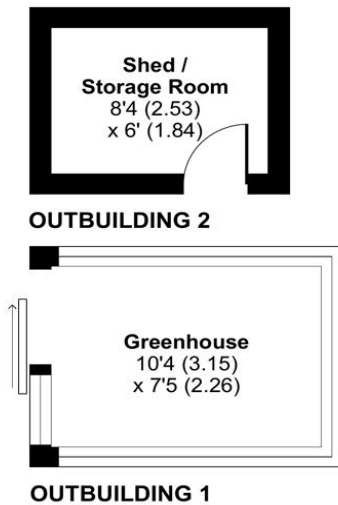




ACCOMMODATION

This well-presented first-floor maisonette, situated on the outskirts of Alresford, boasts a private rear garden. Upon entry through a private door, you'll find an entrance hall with stairs leading to a landing. The accommodation comprises a spacious sitting room, two generously proportioned double bedrooms with ample built-in storage, a contemporary kitchen/ dining room featuring both base and eye-level units and integrated appliances, all served by a modern family bathroom. Additional storage space can be found in the loft. The private enclosed rear garden includes a covered raised decking area, perfect for al fresco dining, while the majority of the garden is a well-kept lawn. There's also a brick-built storage shed and a greenhouse. Ample communal parking is available in the vicinity.

Approximate Area = 840 sq ft / 78 sq m
 Outbuilding = 127 sq ft / 11.7 sq m
 Total = 967 sq ft / 89.7 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	82	80
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108469



SITUATION

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes and 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

- First floor maisonette
- Two double bedrooms
- Modern fixtures and fittings
- Easy access to Alresford town centre
- Communal parking
- Private garden
- Ample internal and external storage

LOCAL AUTHORITY

Winchester City Council

ASKING PRICE

£265,000

TENURE

Leasehold – length of lease 94 years

No of years remaining – 94

Annual ground rent – N/A

Annual service charge - £262

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