

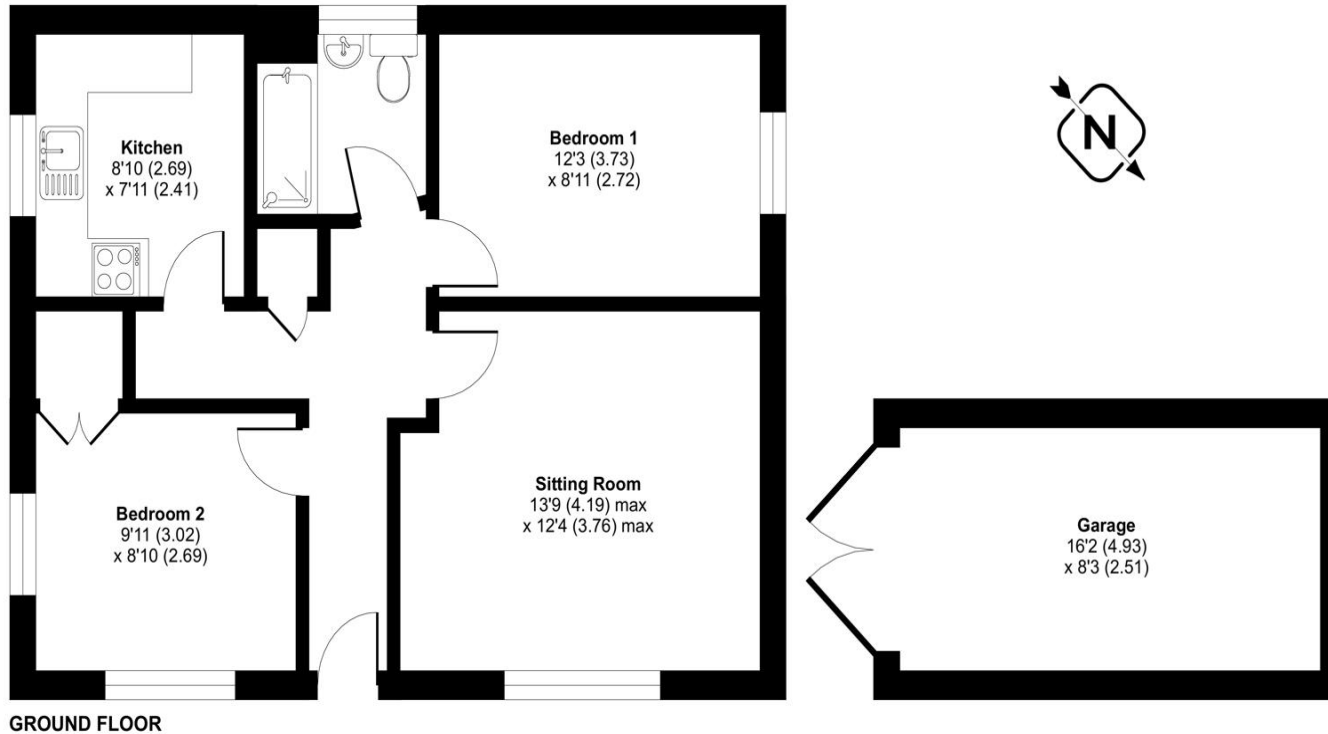
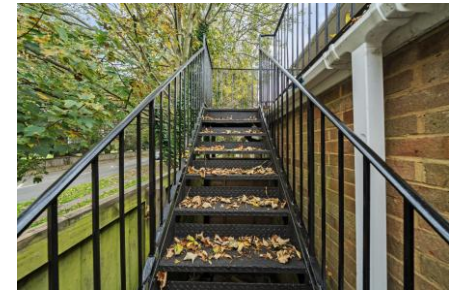




### **ACCOMMODATION**

Beautifully refurbished first-floor apartment located in the heart of Alresford, featuring two spacious double bedrooms. This property has been meticulously presented to a high standard, including a modern fitted kitchen and bathroom. Additional benefits include a long lease, front garden, a separate en-bloc garage at the rear, and the advantage of no onward chain.

Approximate Area = 607 sq ft / 56.4 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 741 sq ft / 68.8 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		74
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chertsey Estate Agents Limited. REF: 1210523

## SITUATION

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes and an extensive range of shops retailing items such as designer home interiors, gifts, crafts, food and wine. There is also a thriving café culture supported by a host of eateries, pubs and hotels, together with convenience stores. There are also traditional Butchers, a Fishmongers, Fruit and Veg, shop and numerous services and shops such as Health and Beauty, Hardware, Bookshop, Pet Shop and Dry Cleaners make day to day living hassle-free, whilst more comprehensive facilities are available in the nearby Cathedral city of Winchester.



### **SPECIFICATION**

- First floor apartment
- Close proximity to central Alresford
- Newly renovated throughout
- Modern fixtures and fittings
- Two double bedrooms
- Garage
- No onward chain
- Long lease
- Front garden

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**ASKING PRICE £250,000**

### **TENURE**

Leasehold

Unexpired Years: 999

Annual Ground Rent: peppercorn

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: in the region of £2500

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