



Bell House, Headley Close, Alresford, Hampshire, SO24 9XE

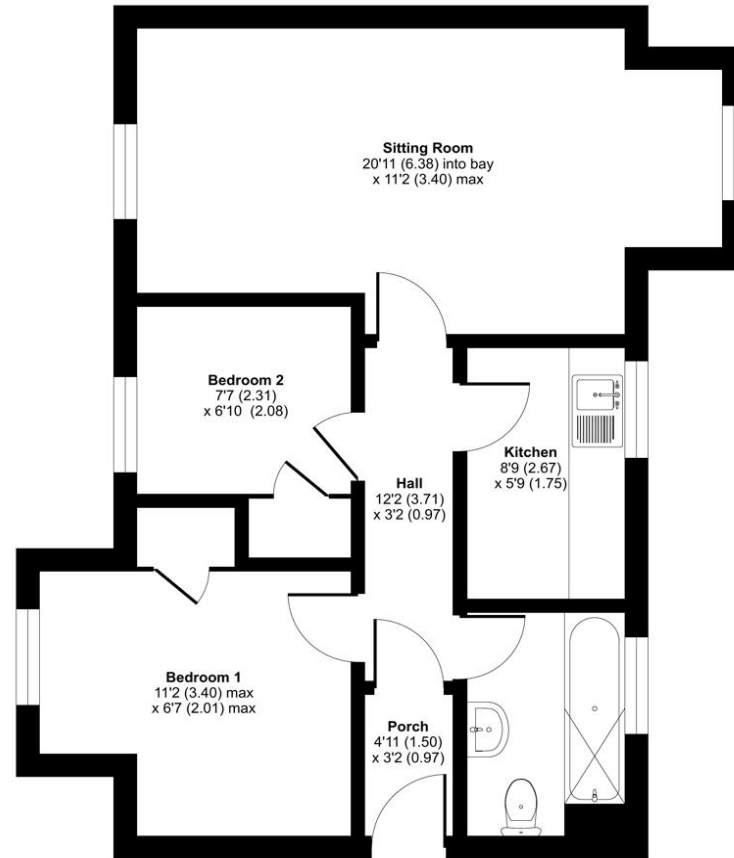


## ACCOMMODATION

Superb second floor two-bedroom flat located on the southern outskirts of Alresford, close to open countryside. A ground floor communal entrance leads to stairs which rise to the second floor where a private entrance doorway allows access to the apartment. A central hallway leads to a bright dual aspect sitting/ dining room and a kitchen fitted with ample wall, base and drawer units. Both bedrooms are of a good size, benefitting from built in cupboard space and both served by the three-piece family bathroom.

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1204327



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(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.

## 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, fishmonger, greengrocer and wine merchant, 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. One bank, 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**

- Second floor flat
- Two Bedrooms
- Separate kitchen and open plan sitting/dining Room
- Allocated parking & communal gardens

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

### **ASKING PRICE £195,000**

### **TENURE**

Leasehold

Unexpired Years: 963

Annual Ground Rent: TBC

Ground Rent Increase: TBC

Ground Rent Review Period: once a year

Service charge: £265.87 per quarter

Reserve charge: £96.19 per quarter

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