

Hellards



At home in Alresford

10 Robins Court,

ALRESFORD, HAMPSHIRE, SO24 9NZ

Guide Price £220,000

- One bedroom ground floor flat
- Convenient town centre location
- Well presented throughout
- Allocated parking space within a private car park
- Outside space

This spacious ground floor flat is conveniently located in the heart of Alresford with all amenities a short walk away. The well presented accommodation comprises an entrance hall with two storage cupboards, a spacious living room with double doors out to the communal garden, and a modern fitted kitchen, with built-in oven, gas hob and extractor hood. The double bedroom benefits from having a built-in double wardrobe and the shower room has a white suite comprising a large shower cubicle, wc and wash hand basin. The property has double glazed sash windows, gas central heating and a long lease.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.





SERVICES

We understand that gas, electricity, water and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: B

SERVICES

LEASE COMMENCEMENT DATE: 2008

LEASE TERM: 125 Years

YEARS REMAINING: 108 years

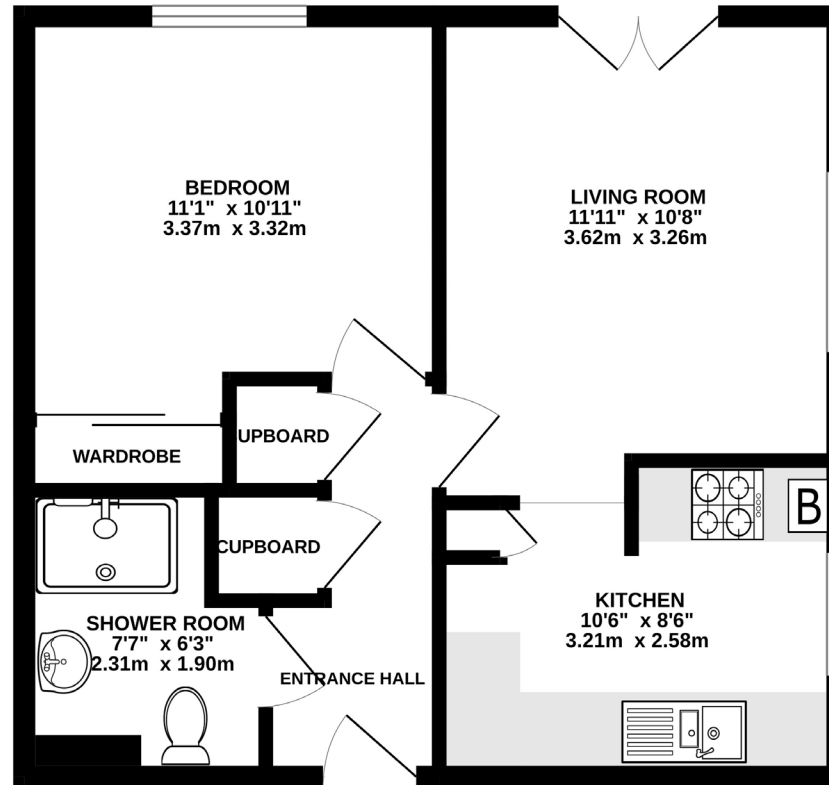
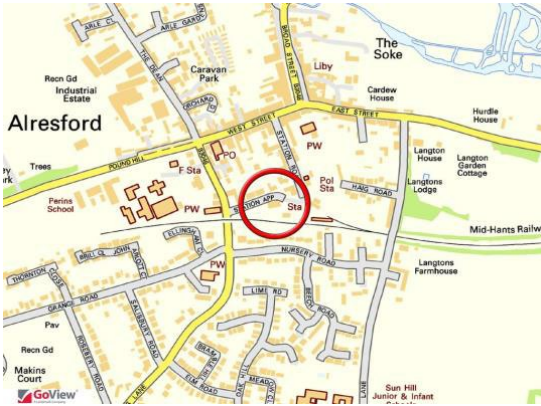
ANNUAL MAINTENANCE CHARGE: £128 per month (£1,536 annual charge) Includes buildings insurance, management charge, reserve fund, grounds maintenance, lighting and cleaning of common parts and repairs.

DIRECTIONS

From our office in the centre of the town proceed down West Street and turn left into Station Road. Go into the station car park where Robins Court will be found on the right hand side. There is a shared entrance door on the left.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

