Hellards



At home in Alresford

Flat 1, 5 Stiles Yard

ALRESFORD, HAMPSHIRE, SO24 9FH

Asking Rent £ 1,400 PCM

- Energy Performance Rating Awaited
- Holding Deposit £323..07
- Deposit £1,615.35
- Council Tax Band C
- Town Centre Location
- Two Bedrooms
- Open-Plan Living Space
- Shower Room
- Courtyard Garden
- Allocated Parking Space in Adjacent Car Barn



This attractive and stylish two bedroom ground floor apartment is conveniently located in the heart of Alresford town centre.













This stunning modern apartment is located within a quiet and exclusive courtyard offering privacy whilst only a stone's throw from local shops, restaurants and transport links.

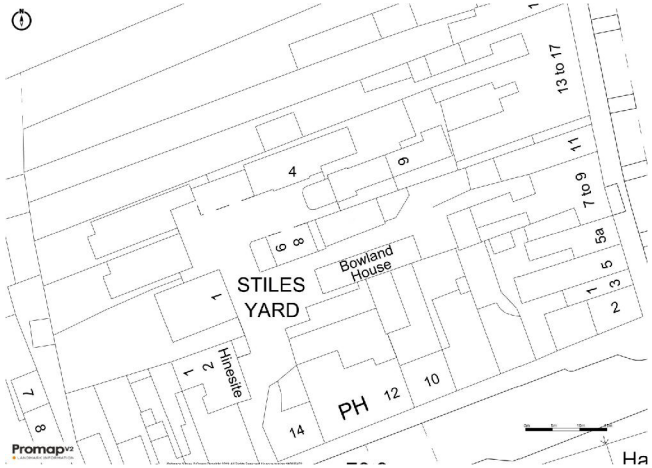
The property is accessed via its own front door into a bright hallway. The apartment itself is well presented throughout and consists of two bedrooms, a contemporary shower room, and light filled dual aspect kitchen/dining/living room. The modern fitted kitchen has a range of eye level and base units as well as integrated appliances. The living area has two doors leading to the delightful courtyard garden, with a covered gazebo.

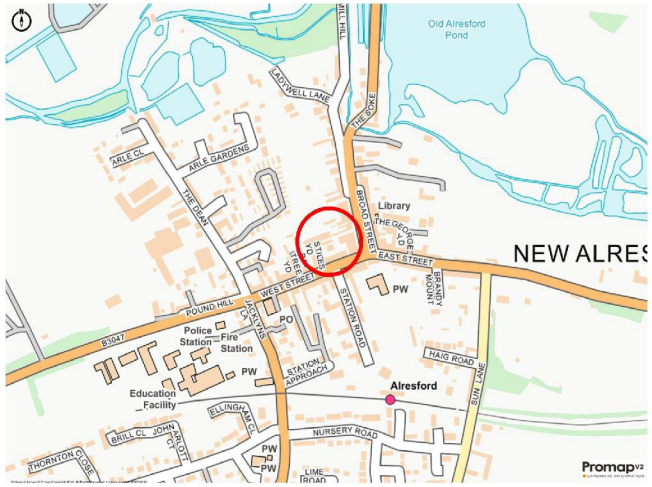
The garden can be independently accessed via a gate to the side.

The property also benefits from an allocated parking space in the car port.

Ultrafast broadband is available (source: Ofcom). For mobile reception, please see https://www.ofcom.org.uk/mobile-coverage-checker.

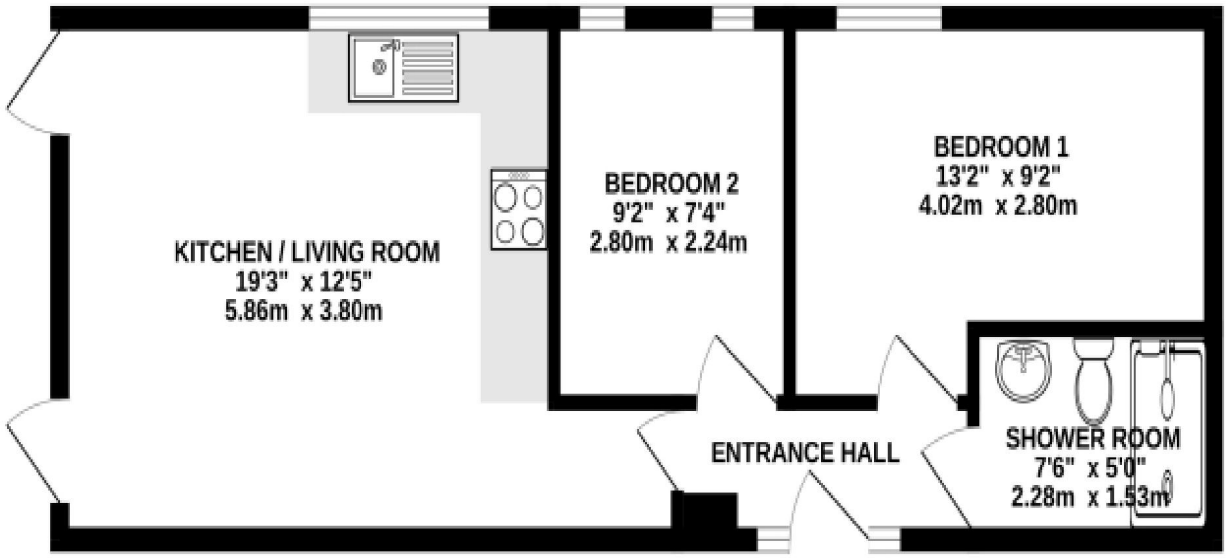
We understand that all mains services are connected.
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, 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. .





Energy Performance Certificate Awaited

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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.
Made with Metropix ©2023

DIRECTIONS
From our office in Broad Street, turn right and then right again to head down West Street. Just after the pedestrian turn right into Stiles Yard where the property can be found on the right adjacent to the car barns.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333
lettings@hellards.co.uk | hellards.co.uk

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.

Hellards