

  
Hellards



*At home in Alresford*

# 34 Ellingham Close

ALRESFORD, HAMPSHIRE, SO24 9EY

**£850 pcm**

- Ground Floor
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom

Ellingham Close is a private development for the over 55's and is managed by Stonewater, with a non resident manager who is regularly on site and a 24 hour alarm call system. Currently undergoing a period of refurbishment, including re-decoration and re-carpeting. The accommodation includes a kitchen, two bedrooms, a bathroom and a sitting room with sliding doors out onto a patio area

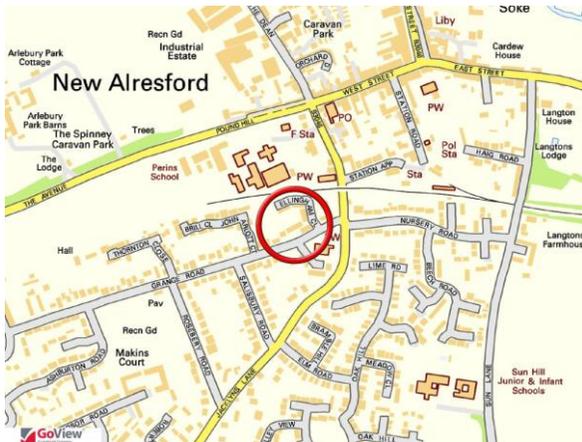
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.



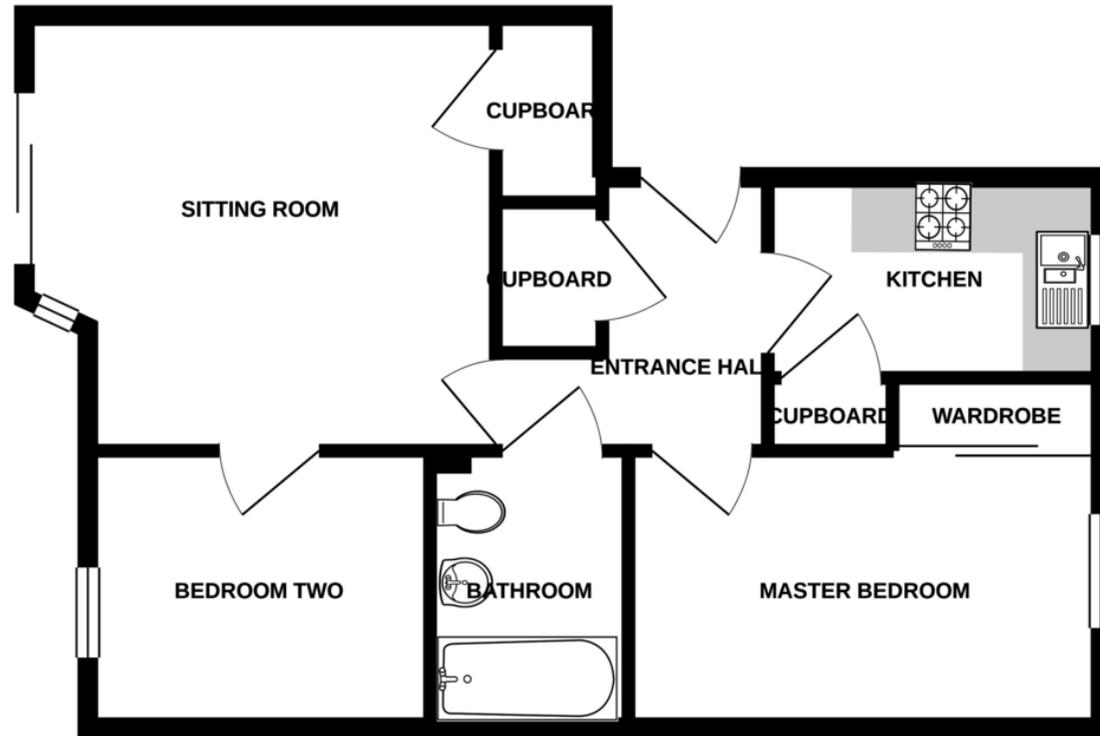


### DIRECTIONS

From the centre of the town, continue west, down West Street, and turn left into Jacklyns Lane (sign-posted to Cheriton). After the old railway bridge (Watercress Line), turn right into Grange Road. Turn right into Ellingham Close and follow the road round to the left where No.34 will be found on the left hand side.

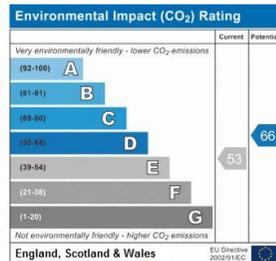
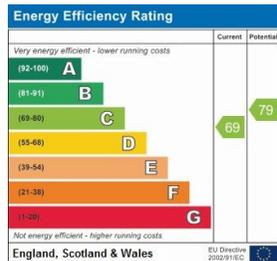


GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft (51.0 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.

