



Flat 1, 5 Stiles Yard, Alresford

At home in Hampshire


Hellards

Flat 1, 5 Stiles Yard

WEST STREET, ALRESFORD, HAMPSHIRE, SO24 9FH

Guide Price: £299,950

- No Onward Chain
- Ground Floor Maisonette built in 2014
- Convenient Central Alresford Location
- Open-Plan Kitchen/Dining/Living Room
- Pretty Courtyard Garden
- Carport Parking

This attractive and stylish 2 bedroom ground floor apartment is conveniently located in the heart of Alresford town centre. This stunning modern apartment was built in circa 2014/15, and 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, and is offered for sale with no onward chain.

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.





TENURE

The freehold of the common areas and the land under the flats is owned by Stiles Yard Management Ltd (Registered Company No. 09162518). All 9 property owners are directors of the management company and contribute equally to the upkeep of the common areas, which is approx £500pa.

Lease details: 250-year lease from January 2014.

Service Charge: The owners of the 3 flats in the building are responsible for the maintenance of the flats, buildings insurance (approx £300pa), and for the common electricity supply, including car park security lights (approx £65pa).

Ground Rent: £0

SERVICES

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

LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: B

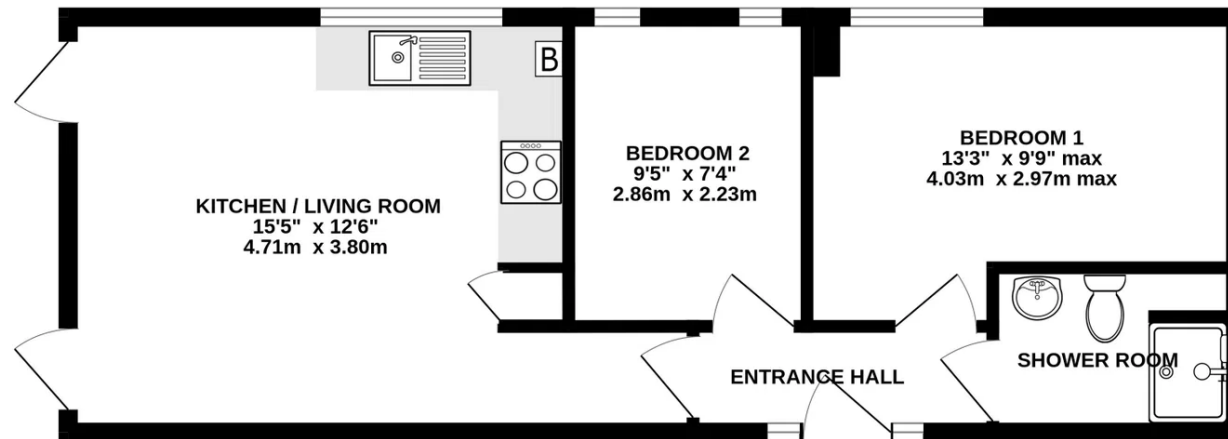
DIRECTIONS

Stiles Yard is accessed from West Street in the centre of the town. Although there is parking at the property, we recommend parking in the town centre and walking into Stiles Yard, which is located between The Wild Bunch Florists and Susie Watson furnishings. Go straight ahead into Stiles Yard and then bear right. The door will be found on the right beyond the carport.

What3words: ///requiring.prestige.evoke

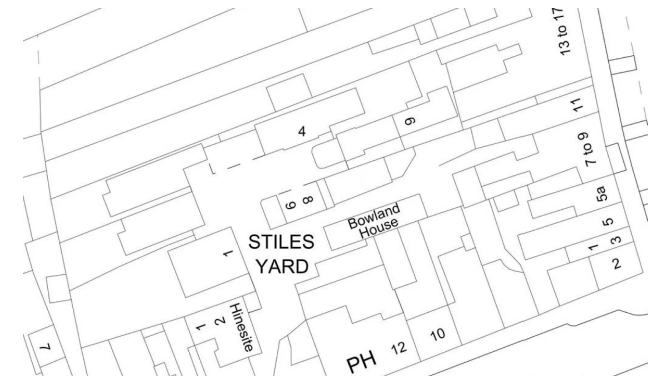
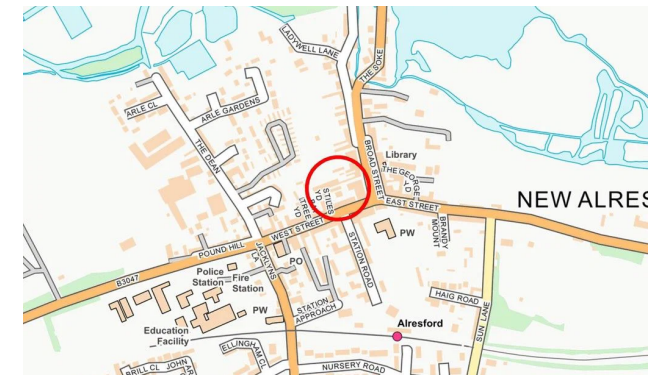


GROUND FLOOR 456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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		

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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.