



“The ideal first time buy or investment apartment in Alresford”

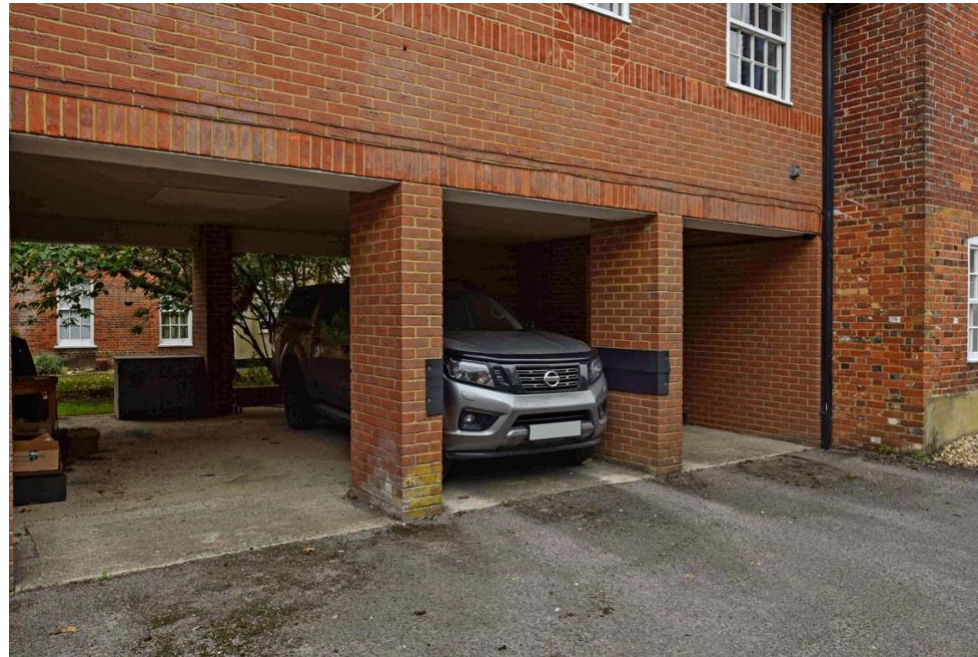
Price Guide £220,000



If you're looking to get your first foot on the rung of the property ladder or perhaps invest some of your hard earned cash in a buy to let, we think you'll agree with us that this two bedroom apartment is an ideal candidate. It is offered with no forward chain.



Located on the southern outskirts of Alresford in one of the town's notable Grade II listed buildings, the apartment sits on the first floor and comes with a car port with private parking. Inside you are greeted by lovely light rooms thanks to the large Georgian sash windows and high ceilings which are neutrally decorated throughout. All the rooms sit off the spacious entrance hall where there's plenty of space to hang coats, and store boots & bags. The living room is a good size and areas for relaxing and entertaining can easily be created. There's a fitted kitchen with space for your cooker & washing machine and a fitted bathroom. The two bedrooms are both a good double size and the main bedroom has the added bonus of built in wardrobes providing plenty of storage space.



Location:

There might not be a garden but who needs one when you are surrounded by beautiful Hampshire countryside. Alresford has several parks to choose from providing the perfect spot to lay out the picnic blanket or pitch up your deckchair on a sunny summer's afternoon. For something a little more strenuous there are a plethora of footpaths to explore and enjoy some of the most picturesque views around, not to mention everything the nearby South Downs National Park has to offer.

Alresford town centre is around a 20 minute walk from the apartment where you will find yourself spoilt for choice for café's, pubs and restaurants offering everything from breakfast, brunch or lunch to evening bar bites and sophisticated suppers. The town is also the proud home to a wide range of independent shops providing your everyday essentials and so much more!

Well-connected, Alresford has regular bus routes to nearby Winchester and Alton, and a choice of 3 mainline stations – Winchester, Basingstoke & Alton connecting you to London in approximately one hour.

The Finer Details:

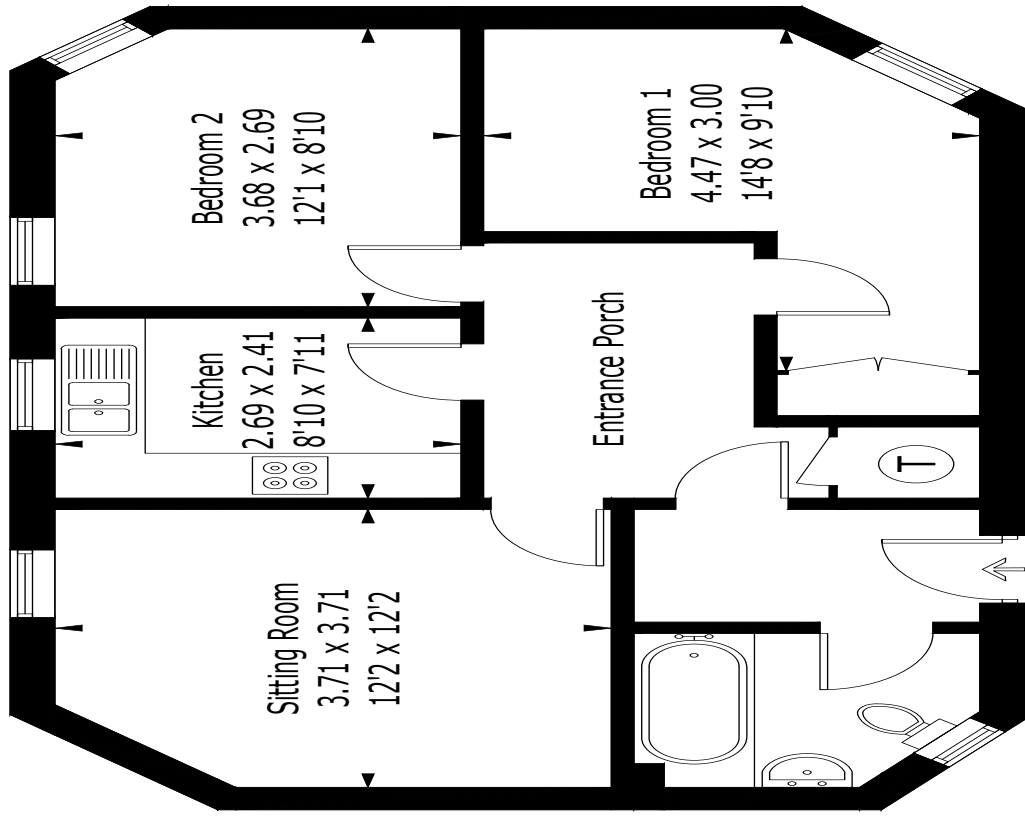
Living Room:	12'2" x 12'2" / 3.71m x 3.71m
Kitchen:	8'10" x 7'11" / 2.69m x 2.41m
Bedroom One:	14'8" x 9'10" / 4.47m x 3.00m
Bedroom Two:	12'1" x 8'10" / 3.68m x 2.69m



35 Bell House, Headley Close, SO24 9XE



Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



First Floor

PRODUCED FOR PRADO HAMPSHIRE

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (DS107639)

Is this property for you?

Can you see yourself living in this home? We would love to show you around. Simply call or email Philip to book in a viewing.

Call: 01962 734727

sales@philipprado.com

***For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken **between** internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.*

