


Hellards



At home in Alresford

12 John Arlott Court

ALRESFORD, HAMPSHIRE, SO24 9HA

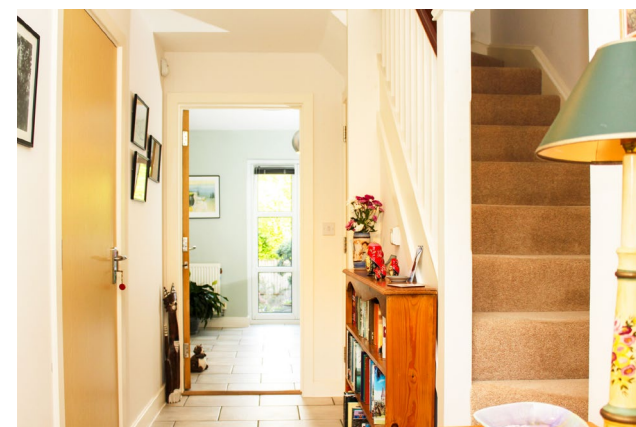
Guide Price £550,000

- Modern Townhouse on Three Levels
- Quiet Cul-de-Sac Location
- Convenient for the Town Centre
- Immaculately Presented Throughout
- Garage, Driveway Parking and Garden
- Built in 2006 by Linden Homes

A modern townhouse located in a quiet cul-de-sac, off Grange Road, close to the centre of the town. The property was built in 2006 by Linden Homes, and has a garage, driveway parking and a low-maintenance garden. The house is immaculately presented throughout, with a neutral décor.

The property is approached from the road with the front door opening to the entrance hall, from where stairs lead up to the first floor. There is a cloakroom at the front and an under-stairs cupboard. From the hall, a door opens to the kitchen/dining room, which has a range of kitchen units, with worktops, as well as an island unit. There is a selection of integrated appliances including a fridge/freezer, dishwasher, washer/drier, electric hob, extractor and an oven. The boiler is concealed in a wall cupboard. The dining area has plenty of space for a table and chairs, and French doors open to the garden.

Off the first floor landing is the spacious L-shaped sitting room, featuring a contemporary electric fire set in the wall, and French doors which open to a Juliet balcony with a view of the garden. Bedroom three is located at the front of the house. It is currently used as a study, and has bespoke study furniture and shelving fitted. The bathroom has half tiled walls, a white suite comprising a bath with shower attachment, pedestal wash hand basin and wc, and an extractor. Stairs lead up to the second floor landing, where





there is a loft hatch, and an airing cupboard housing the hot water cylinder. The main bedroom is two bedrooms combined, therefore giving plenty of space for a double bed, and fitted double wardrobes. There is an additional double bedroom, with a built-in double wardrobe, and a shower room, which can be accessed from the second bedroom as well as the landing. It has a white suite comprising a shower enclosure, pedestal wash hand basin and wc, an extractor and a Velux roof light window.

Outside, the garden has been landscaped with an emphasis on being low-maintenance. A paved seating terrace adjoins the rear of the house with an outside tap and exterior light. Steps lead down to a rear access gate.

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 mains water, gas, electricity and mains drainage are all connected.

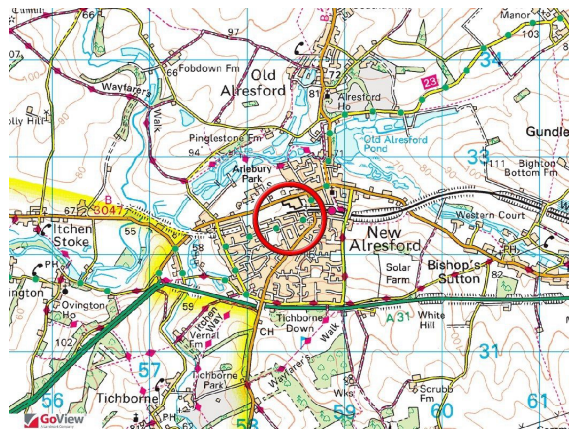
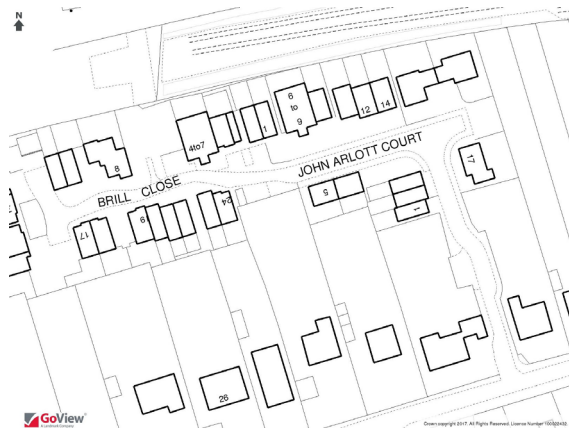
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

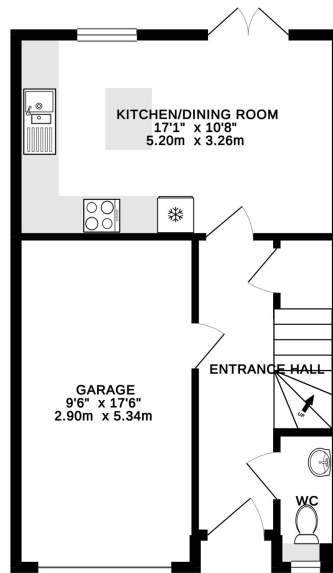
RESIDENTS' MANAGEMENT COMPANY

There is a residents' management company, The John Arlott Court Management Co. Ltd, Registered No. 05726669. The annual service charge is £180pa, which goes towards the maintenance of the private road and communal areas. We understand there to be a sinking fund in place.

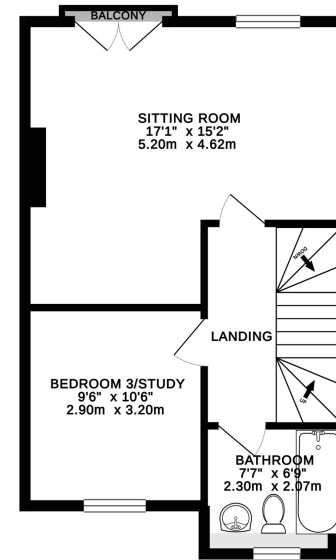




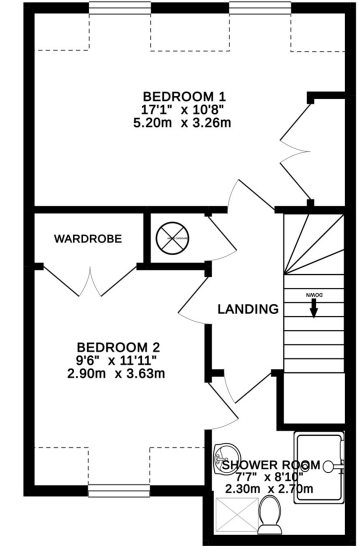
GROUND FLOOR 474 sq. ft.
(44.0 sq. m.)



1ST FLOOR 457 sq. ft.
(42.4 sq. m.)



2ND FLOOR 456 sq. ft.
(42.4 sq. m.)



TOTAL FLOOR AREA : 1386 sq. ft. (128.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	76	
(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	

DIRECTIONS

From our office in Broad Street, proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyns Lane going under the railway bridge and then turn right into Grange Road. Follow this road up the hill and turn right into John Arlott Court. As the road bends round to the left, No.12 will be found on the right hand side.

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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.

