

Hellards



At home in Alresford

4 Cogswell House, The Dean

ALRESFORD, HAMPSHIRE, SO24 9DE

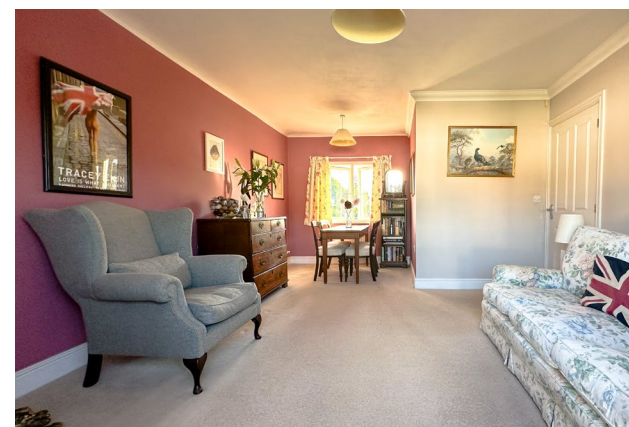
Guide Price £325,000

- Leasehold Flat on 1st Floor of Popular Block
- Convenient Town-Centre Location
- Spacious Sitting Room with Dining Area
- 2 Double Bedrooms, Bathroom and Cloakroom
- Dedicate Parking Space and Visitors' Parking
- No Onward Chain

A very well presented first floor flat with dedicated parking, conveniently located for the shops and facilities in the town centre, which is just a few minutes' walk away. Built in 2005 by Archstone Developments, properties at Cogswell House rarely come to the market, and are therefore highly sought after. Flat 4 occupies a premium position, with windows to the south and west creating a light and airy interior. There is no age restriction, and the flat is offered for sale with the benefit of no onward chain.

The flat is located on the first floor of Cogswell House and is approached via a communal door at the front of the block, with stairs up to a communal hallway. The front door opens to a long hallway, where there is an airing cupboard housing the boiler and hot water cylinder. The generous living room offers ample space for sofas and chairs, as well as for dining. French doors open to a Juliet balcony with views over The Dean.

The kitchen features a range of fitted units and drawers, with worktops and tiling above, a 1 1/2 bowl stainless steel sink, built-in oven and gas hob.





A loft hatch with fitted ladder allows access to a part boarded loft with a light. Both bedrooms are double rooms, with windows overlooking The Dean. The bathroom features a white suite comprising a bath with shower attachment and glass screen, a pedestal wash hand basin and wc. There is a separate cloakroom with a wc and wash hand basin.

Outside, there is a dedicated parking space in the car park to the rear of the building. In addition, there are two visitors' spaces and a disabled space. Residents have use of a locked cycle store and bin store.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.

LEASE INFORMATION

Lease term: 99 years from 1st January 2005 (The flat owner is in the process of extending the lease to 125 years).

Ground rent: None

Service charge: £1,580 annually (includes building insurance, building and garden upkeep, on-site manager)

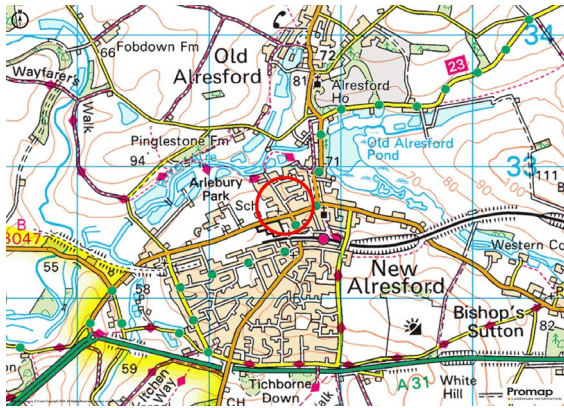
SERVICES

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

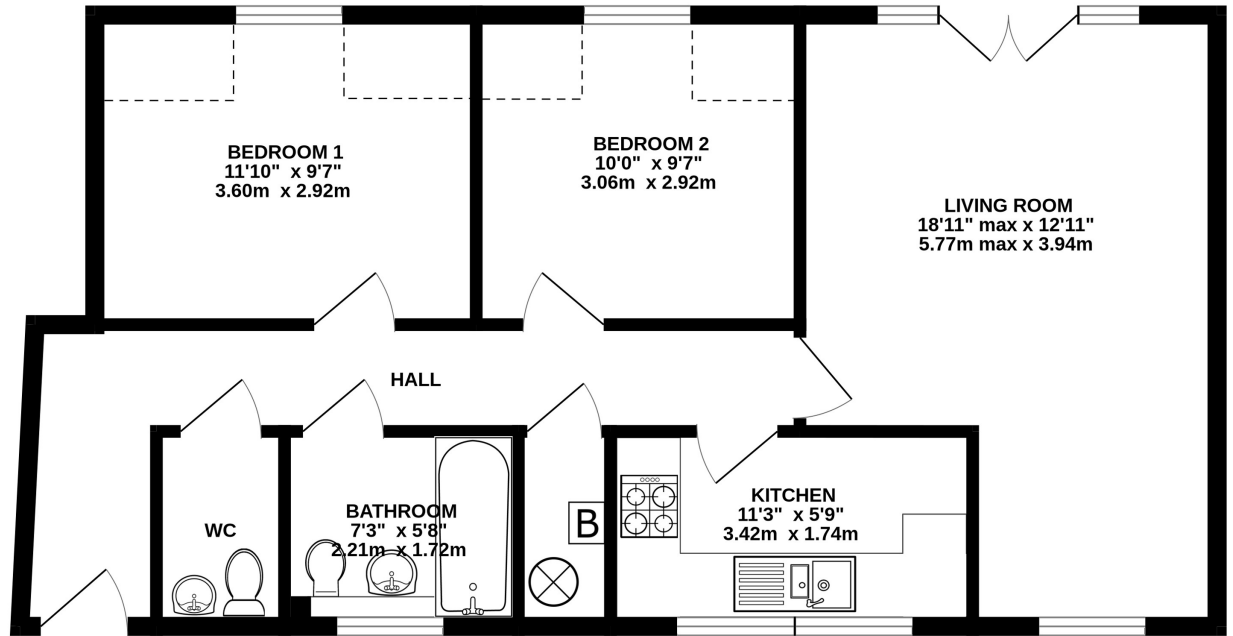
LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: B



FIRST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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		79	79
(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 down West Street and, at the bottom of the hill, turn right into The Dean. Orchard Dean will be found after a short distance, on the right hand side. Cogswell House faces onto The Dean. The front door of the flat is located on the left as you go into Orchard Dean.

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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.

