



*At home in Alresford*

# 5 Evelyn Mews, The Dean

ALRESFORD, HAMPSHIRE, SO24 9AX

## Guide Price £170,000

- Located in the Centre of the Town
- Conveniently for Shops and Facilities
- Delightful First Floor Maisonette
- Small Development for the Over 55's
- Small Communal Garden
- Parking available

A delightful first-floor maisonette located in a charming mews-style setting, within a short walk of the town centre. The property has a minimum age restriction of fifty-five years and is therefore ideal for a mature person, or couple wishing to be in a central position, within an easy walk of the shops, buses and facilities.

The property is tucked well away from the road and faces south, forming part of a development of similar properties that overlook attractively maintained gardens and a brick-paved courtyard/parking area. A path from the parking area leads to the front door, which opens to stairs leading up to the main accommodation on the first floor. On the landing are two built-in storage cupboards and an airing cupboard. An door opens to the kitchen, which has a range of fitted units, a worksurface, an integrated oven and hob, sink and Velux skylight window. The bedroom has a window to the front, a storage heater, and a storage recess over the stairs. The bathroom has a white suite comprising a bath with mixer tap and shower attachment, half tiled walls, a WC, a pedestal wash hand basin, a wall mounted fan heater and a Velux skylight window.





Outside, there is a small communal garden to the front that faces in a southerly direction. There are four parking spaces available to share between the eight properties on a first come/first served basis.

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.

### **LEASE INFORMATION**

Lease Commencement Date: 25th December 1986

Lease Term: 999 Years

Years Remaining: 961 Years

Ground Rent: £0 pa

Maintenance Charge: £250 pa Building Insurance, plus a small maintenance charge. The maintenance charge has been funded from reserves for the past 2 years.

### **MANAGEMENT COMPANY**

The freehold of the development is owned by the 8 properties at Evelyn Mews under the name of Evelyn Mews Residents' Association Ltd. Each of the residents owns 1 share in the Company. The development is managed and run on behalf of the owners of the properties by Evelyn Mews Residents' Association Ltd, Company number 02077809.

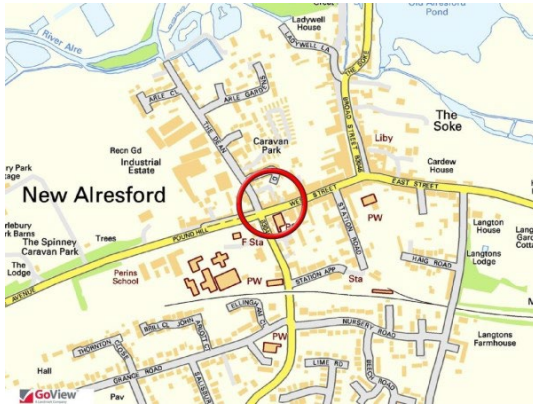
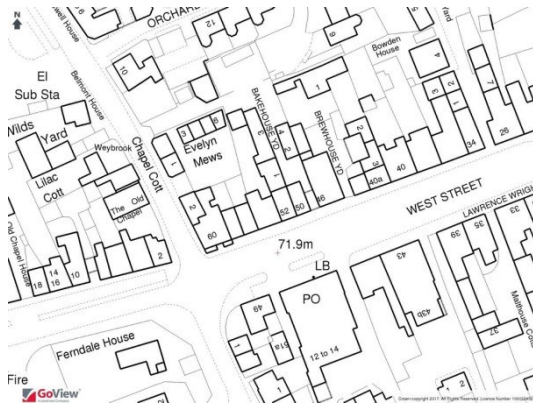
### **SERVICES**

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

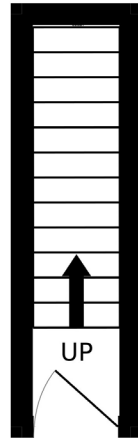
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council

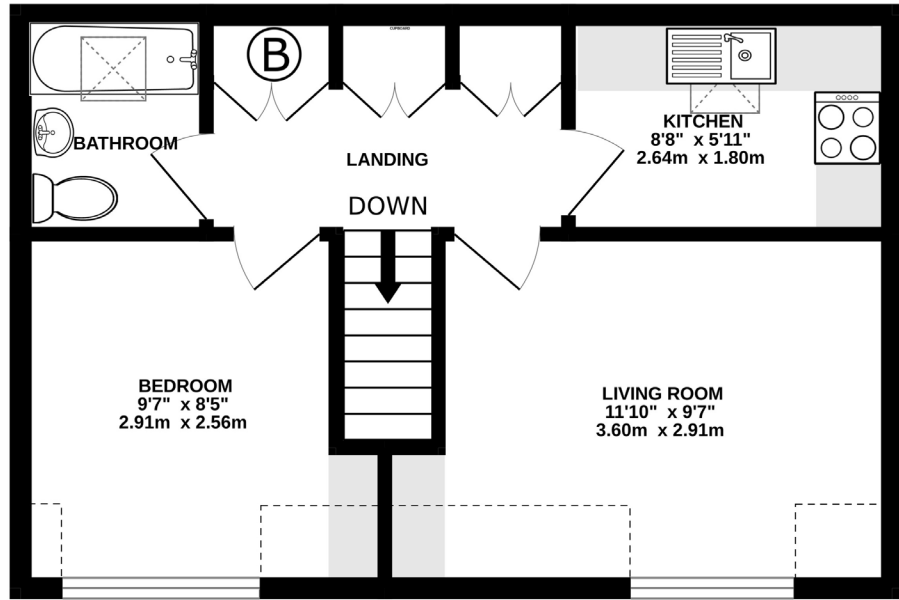
Council Tax Band: A



GROUND FLOOR  
32 sq.ft. (3.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 391 sq.ft. (36.3 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.  
Made with Metropix ©2024



### DIRECTIONS

From our office in Broad Street, turn right into West Street and proceed down the hill. At the bottom of the hill turn right into The Dean. Evelyn Mews will be found immediately on the right hand side; as you enter the courtyard, the property is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

**01962 736333**

**sales@hellards.co.uk | hellards.co.uk**

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.

