



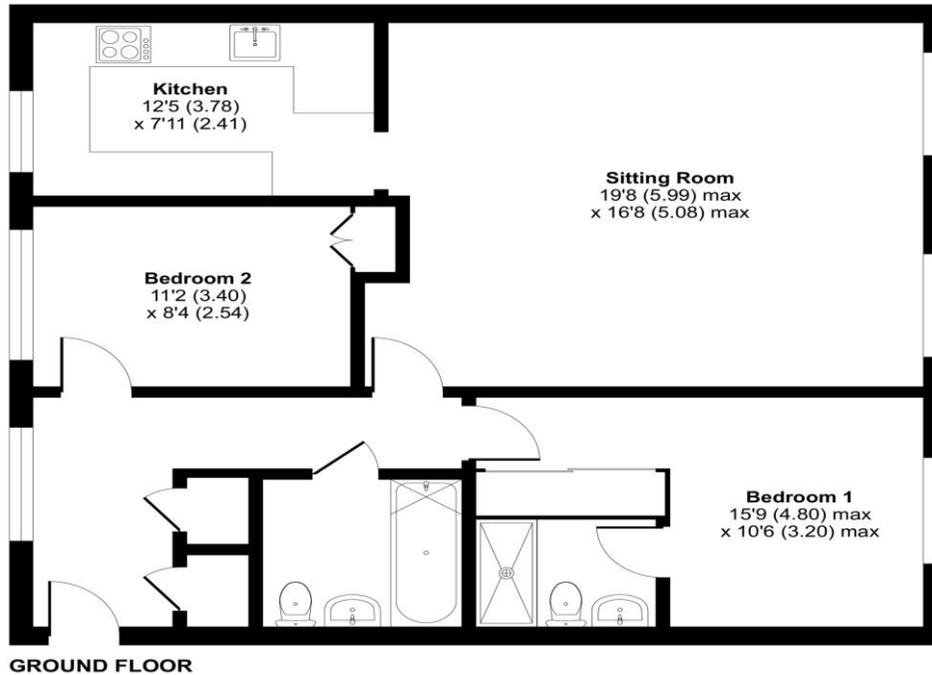
Queens Gate, Winchester, Hampshire, SO22 5GY



ACCOMMODATION

First floor two-bedroom apartment set in an exclusive gated development just off of one of Winchester's most desirable roads, Chilbolton Avenue and allowing easy access to both the mainline railway station and city centre. The apartment provides almost 900 sq ft of accommodation, with the additional benefits of a garage and an extra secure storage room, together with video security entry system. The apartment is entered via a welcoming entrance hallway with clever storage. The spacious sitting/dining room is dual aspect with a feature fire and leads to the modern fitted kitchen, with a comprehensive range of wall and base units and integrated appliances. Both bedrooms are double in size, with the principal bedroom hosting a stylish en-suite shower room and bedroom two hosting built-in wardrobes. The family bathroom completes the internal accommodation. Outside the apartment has a secure garage and additionally the development has the advantage of ample visitor parking.

Approximate Area = 867 sq ft / 80.5 sq m
For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 838553



SITUATION

Well-positioned just outside the heart of Winchester city centre and on one of Winchester's most prominent roads, it is only a short drive from the mainline railway station. Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park.

Connections are excellent with the railway station, A34, M3 and M27 within easy reach



SPECIFICATION

- Two-bedroom apartment
- Exclusive gated development
- Almost 900 sq ft of accommodation
- Spacious sitting/dining room
- Secure garage
- External storage
- Gas fired central heating
- No forward chain

LOCAL AUTHORITY

Winchester City Council

ASKING PRICE

£375,000

TENURE

Leasehold - 111 years unexpired

Annual ground rent - £200.00

Annual service charge - £2400.00

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.