



Queens Lodge, Highcroft Road, Winchester, Hampshire, SO22 5GT

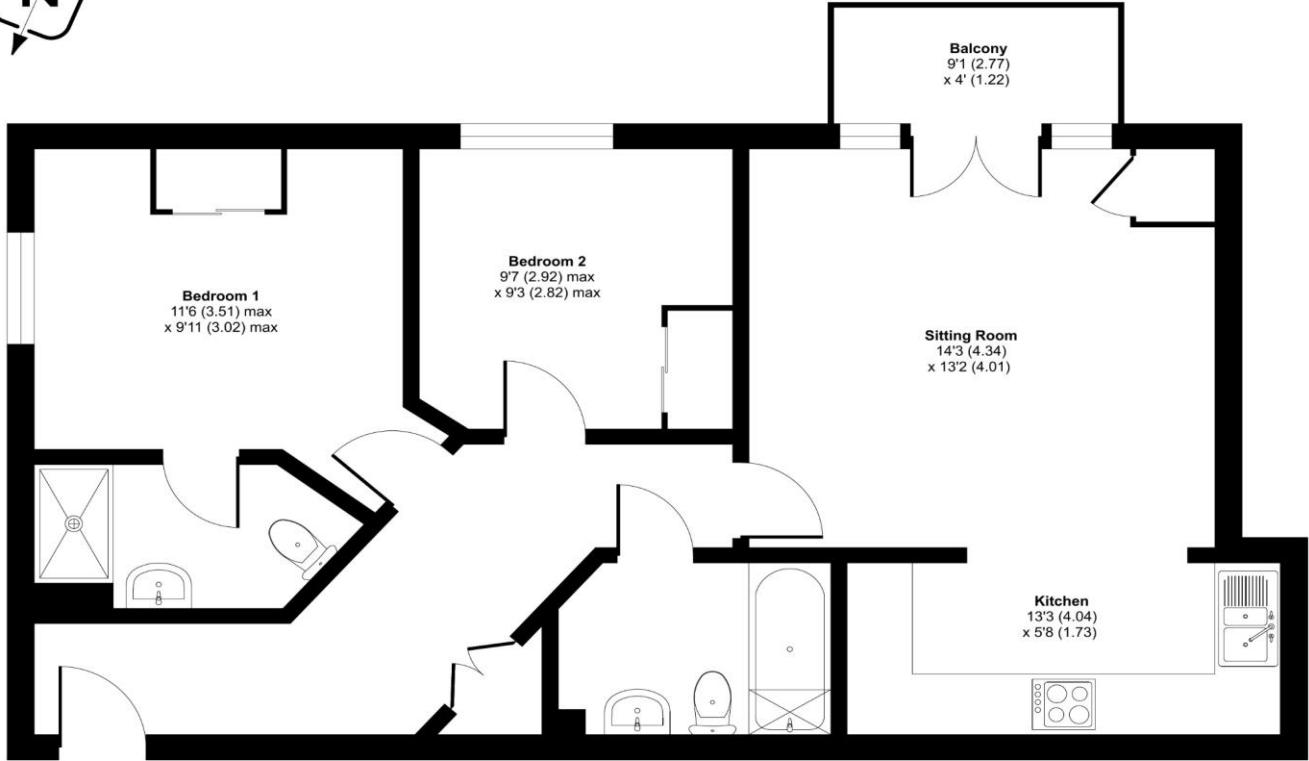


## ACCOMMODATION

Offered with no forward chain this modern and beautifully presented two double bedroom first floor apartment is set on the popular Highcroft Development and conveniently located within walking distance of the city centre and the mainline railway station. The apartment is bright and airy throughout with superb natural light and benefits from well-appointed accommodation. The entrance hall benefits from a storage cupboard and gives access to all rooms. The spacious and open plan kitchen/sitting room is well-proportioned and is served by a private balcony providing a peaceful outside space. The kitchen area features a stylish range of built-in wall and base units and fitted appliances, including a new washer/dryer and oven fitted in 2023. Both double bedrooms are of a good size with built-in wardrobes and the principal bedroom which boasts a contemporary en-suite shower room. There is a further family bathroom. The apartment has the advantage of double glazing and gas fired central heating, with a new gas boiler also fitted in 2023. There are two allocated parking spaces, use of visitors parking, and bike storage.

Approximate Area = 709 sq ft / 66 sq m

For identification only - Not to scale



FIRST FLOOR



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: 900739



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**SITUATION**

This splendid and historical cathedral city delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



#### **SPECIFICATION**

- Beautifully presented apartment
- Walking distance to the city centre and railway station
- Two bedrooms
- Two bathrooms
- Open plan kitchen/sitting room
- Private balcony
- Double glazing and gas central heating
- Two allocated parking spaces and additional visitors parking
- Bike store

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band - C

#### **ASKING PRICE**

£325,000

#### **TENURE**

Leasehold - 141 years unexpired

Current annual service charge - £1,761.01

Current annual ground rent - £400.00

Ground Rent Increase: Due to increase in line with RPI then set for 15 years

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