



Stockbridge Road, Winchester, Hampshire, SO22 6RL



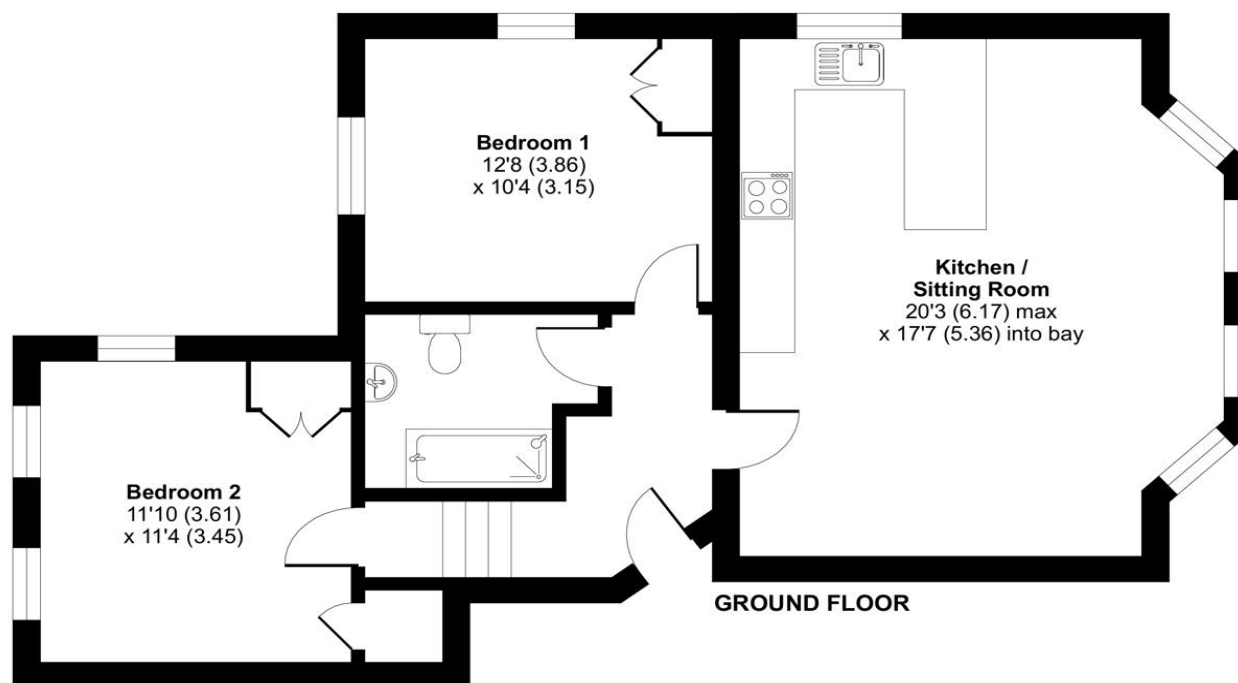
ACCOMMODATION

Offered with no forward chain, this two-bedroom ground floor apartment enjoys the enviable position of being opposite Winchester Railway Station and also features two off-road parking spaces. The property is accessed via the communal entrance hallway with a private door leading through to the entrance hall. There is a splendid open plan kitchen/dining sitting room to the front of the property enjoying a pleasant double aspect; the kitchen area is fitted with a range of matching units, and an integrated fridge/freezer and there is space and plumbing for a washing machine and a dishwasher. There are two excellent double bedrooms towards the rear of the property and a well-appointed bathroom. Outside, the rear of the building affords the residents off-road parking, two of these spaces are included with this apartment. The property is offered with no forward chain.

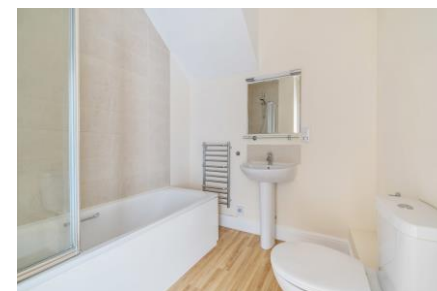


Approximate Area = 766 sq ft / 71.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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). © n1checom 2023. Produced for Charters Estate Agents Limited. REF: 1006828



SITUATION

Located south of Winchester city and within excellent access of motorway links. The historic city of Winchester has many famous attractions and amenities. The winding streets offer hidden bookshops, boutiques, restaurants, contemporary bars and the renowned Theatre Royal. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



SPECIFICATION

- Two-bedroom ground floor apartment
- Opposite Winchester Train Station
- Off road parking for two cars
- Open plan kitchen/dining/sitting room
- Well-appointed bathroom
- No forward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

GUIDE PRICE

£280,000

TENURE

Leasehold

Unexpired Years: TBC

Annual Ground Rent: TBC

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: TBC

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