



Ashbourne Court, Winton Close, Winchester, Hampshire, SO22 6DJ

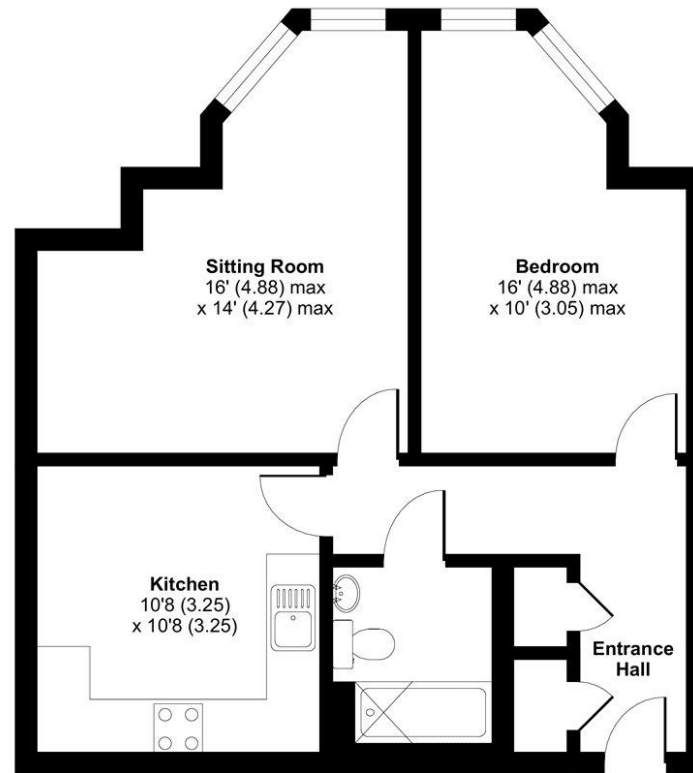


## ACCOMMODATION

Spacious one double bedroom first floor apartment built by Linden Homes in 2009 to a high standard; it is one of the largest one-bedroom apartments, with a square footage of 589. Located just off Andover Road, it is within a pleasant walk to the railway station and city centre. The apartment, which is bright and airy throughout, is accessed via a security intercom system and there are stairs to all floors. An L-shaped, good sized entrance hall, with storage cupboards, leads to all the rooms. Both the sitting room and double bedroom have a bay window which floods the rooms with light. The kitchen/breakfast room is fitted with a range of contemporary units and integrated appliances and completing the accommodation is a modern white bathroom suite. The apartment sits in an attractive, well maintained communal garden area and there is allocated parking and bicycle storage.

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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: 229997



## SITUATION

Located on the northern outskirts of Winchester; it is a short drive to the railway station and city centre. Winchester has a range of shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. There is network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the railway station, A34, A303, M3 and M27 within easy reach.



#### **SPECIFICATION**

- First floor apartment
- One double bedroom
- Sitting room
- Kitchen/breakfast room
- Security entrance system
- Allocated parking space
- Communal gardens
- No pets without lessors consent

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £230,000

**Tenure:** Leasehold

Unexpired Years: 141 remaining

Annual Ground Rent: £300

Annual Service Charge: £1,529

Ground Rent Increase: N/A

Ground Rent Review Period: N/A

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