



Edwards Close, Kings Worthy, Winchester, Hampshire, SO23 7HX



## ACCOMMODATION

A contemporary first-floor, two-bedroom apartment with a striking and stylish interior. Set in a quiet close, the apartment is within walking distance of old Kings Worthy. Leading from the entrance hall are doors to all the rooms. There is an open-plan kitchen/dining/sitting room which has a wooden floor and double doors opening onto a Juliet balcony. The kitchen area is fitted with a smart range of units. The principal bedroom has an en-suite shower room and there is a second bedroom. The current owners have re-fitted the principal bathroom with a large double walk-in shower. Outside, there is an allocated parking space and visitor parking is also available.



Approximate Area = 58.1 sq m / 625 sq ft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 290684



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	

### SITUATION

Kings Worthy is approximately two miles north east of the historic city of Winchester, and has local shops, traditional inns, a post office and a recreation ground. There is a range of shops, fine restaurants and contemporary bars in Winchester 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, M3 and M27 within easy reach.



### SPECIFICATION

- First-floor flat
- Two bedrooms
- En-suite and family shower room
- Allocated parking
- Modern fitted kitchen
- No onward chain
- Visitor parking

### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: C

### GUIDE PRICE

Guide Price £249,950

### TENURE

Leasehold

Unexpired Years: 107

Annual Ground Rent: £250.00

Annual Service Charge: £2000.00

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