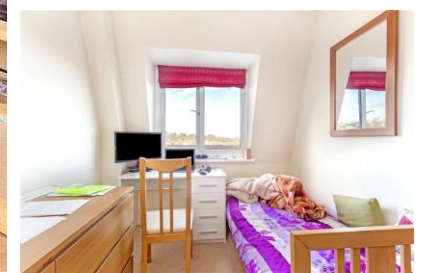




Penn Court, Swan Lane, Winchester, Hampshire, SO23 7AA

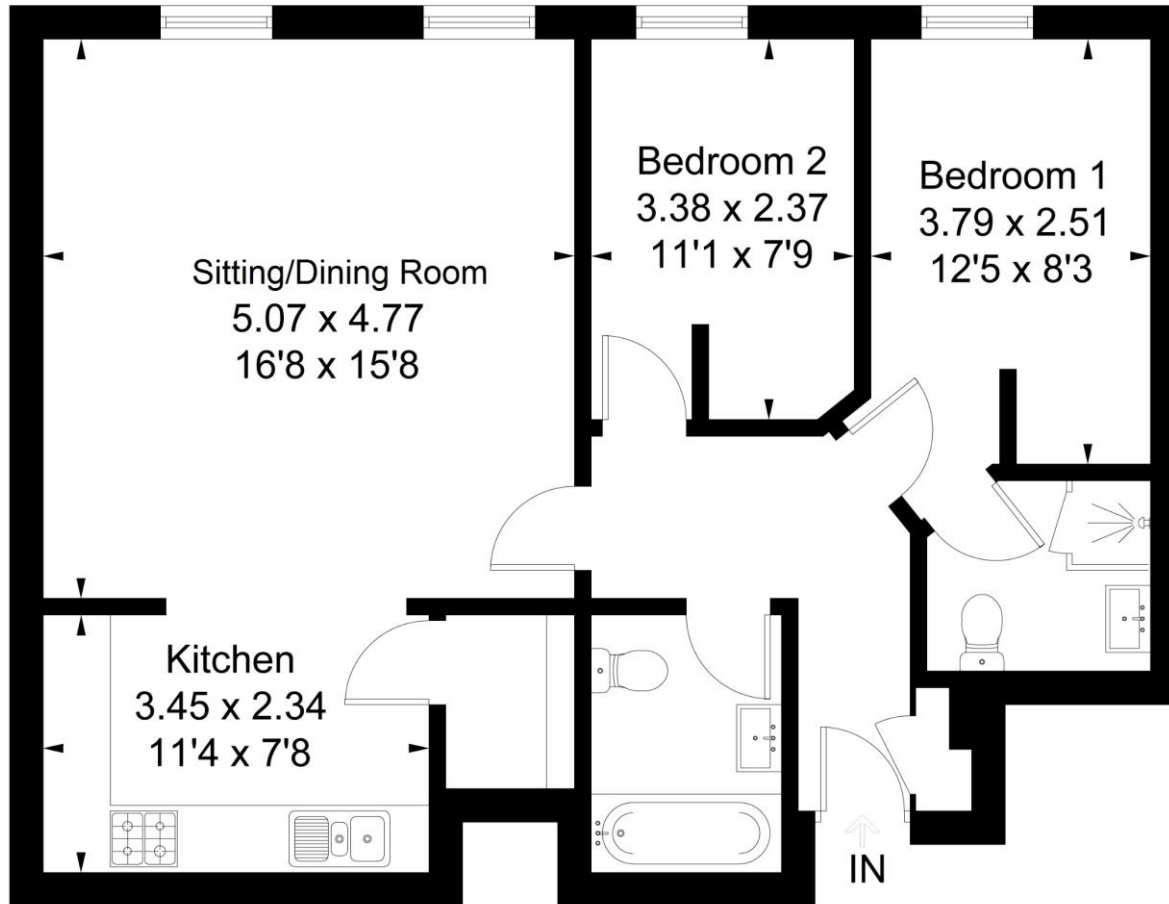


## ACCOMMODATION

Located in the centre of Winchester, at the heart of all the city's amenities and facilities, is this spacious and well-presented top floor apartment. The accommodation is bright and airy throughout with numerous windows bringing in an abundance of natural light. Accessed via a video telephone entry system, the block benefits from a well-decorated communal entrance with lift access to all floors. The apartment itself has a welcoming hallway which provides access to all principal rooms. The large open-plan sitting/dining room provides ample room for entertaining, featuring wooden flooring which flows through to the well-equipped kitchen offering a range of wall and base units with an integrated oven, hob and extractor hood over, and space for a freestanding washing machine. The property has two well-proportioned double bedrooms, both hosting built-in wardrobes, with the principal bedroom also boasting its own en-suite shower room whilst the second bedroom is served by the family bathroom.



Approximate Area = 68.9 sq m / 742 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 268793

### SITUATION

The property is superbly set within the thriving city of Winchester, just a few minutes' walk from the town centre and 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. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. 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, M3, A31, A34 and M27 all within easy reach.



### SPECIFICATION

- Two-bedroom top floor apartment
- Excellent overall size
- Open-plan sitting/dining room
- Fitted kitchen
- Bathroom and en-suite shower room
- Central location close to station

### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: C

### GUIDE PRICE

Asking Price £295,000

### TENURE

Leasehold

Unexpired Years: 164 years remaining

Annual Service Charge: £1,688 approx

Annual Ground Rent: £0

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