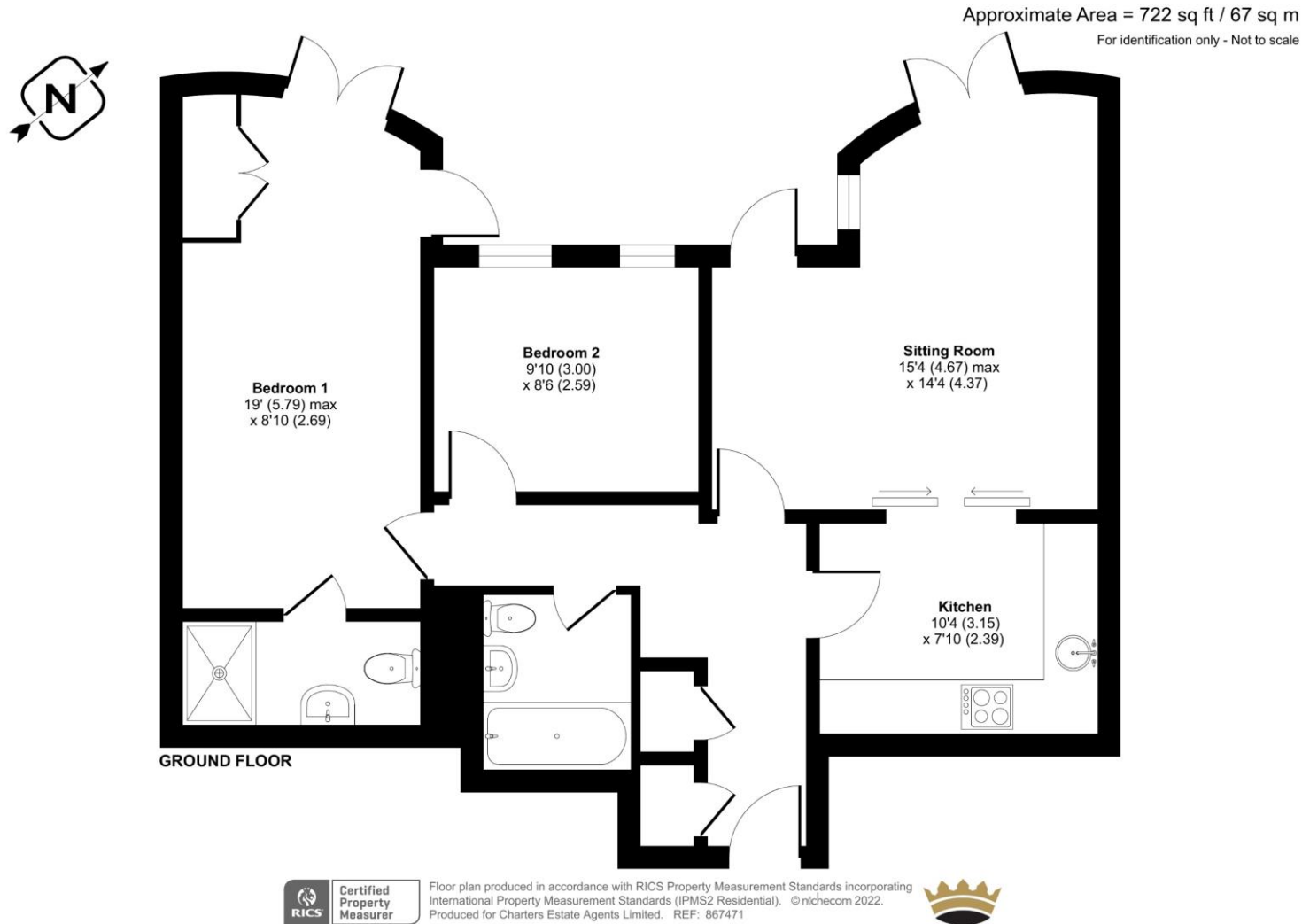






ACCOMMODATION

Exceptional ground floor apartment, set within the prestigious walled development of Marston Gate. The property is within walking distance to both Winchester city centre and the mainline railway station. Internally the apartment benefits from two large built-in storage cupboards in the entrance hall, which in turn leads onto the modern fitted kitchen, with a range of integrated appliances, including a gas hob. Glass sliding doors allow access to the open-plan, 'L' shaped sitting/dining room with French doors allowing ample natural light to flood the room. The comfortable principal bedroom offers built-in storage and benefits from a further set of French doors to the patio terrace and onto the communal areas with an en-suite fitted with a shower, basin, toilet and heated towel rail. Bedroom two is a double room and has a large floor to ceiling window, together with a further window to the southerly aspect. The second bathroom is fitted with a bath, toilet and basin. Both sets of French doors, as well as an additional door in the sitting room provide access to the outdoor patio and the impressively landscaped and well-maintained communal gardens, which include a separate Jubilee Garden with bench seating. Allocated parking and visitor parking is available.



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

Superbly situated in the highly desirable residential area of Marston Gate and within walking distance of the main line railway station. The thriving city of Winchester is only a short walk and has many famous attractions, features and amenities 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. Communications are excellent with the M3, A34 and M27 within easy reach. The school catchments St Bedes, Kings and Peter Symonds are highly regarded with further private schooling available a short distance away at Winchester College, Pilgrim's Preparatory and St Swithuns.



SPECIFICATION

- Exceptional ground floor apartment
- Prestigious walled development close to city centre and mainline railway station
- No chain on offer
- Two double bedrooms
- En-suite shower room and bathroom
- Open plan sitting/dining room
- Direct access to patio terrace and communal gardens
- Allocated parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band - E

ASKING PRICE

Guide Price £300,000

TENURE

Leasehold

Annual Service Charge: £6,260.37

Annual Estate Rent Charge: £794.99

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