



Pottinger House, Roman Drive, Winchester, Hampshire, SO22 6FZ



## ACCOMMODATION

Introducing this stunning modern penthouse apartment, boasting two generously sized bedrooms. This property exudes a sense of sophistication and contemporary living. As you step inside, you will be greeted by an abundance of natural light that floods the entire space, creating a bright and airy ambiance. The apartment has been thoughtfully designed to maximize space, ensuring a comfortable and spacious living experience. The stylish interior is well-maintained and finished to a high standard, offering a truly luxurious feel. One of the highlights of this property is the balcony, providing a perfect spot to relax and enjoy the views, a real sun trap. Resident parking is also available, ensuring convenience for homeowners. This modern penthouse apartment is a true gem, offering a harmonious blend of style, comfort, and convenience. Don't miss your chance to call this place home.

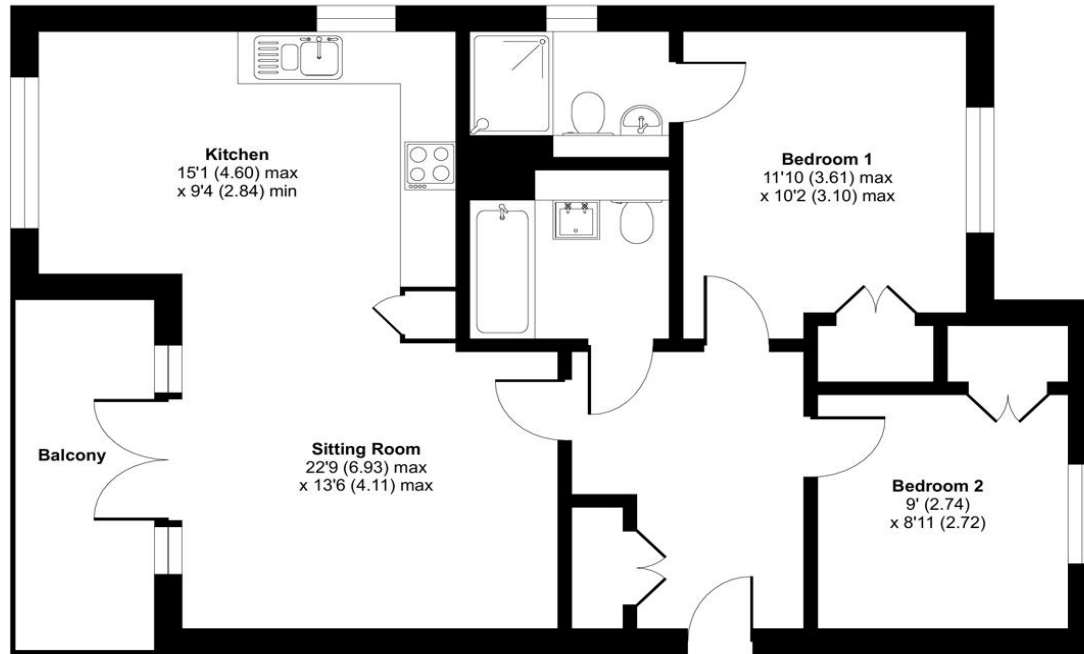


Approximate Area = 738 sq ft / 68.6 sq m

For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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 2024. Produced for Charters Estate Agents Limited. REF: 1077361



### 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. Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach.



#### **SPECIFICATION**

- Top floor apartment
- Modern throughout
- Secure entrance front and rear
- Balcony with far reaching views
- Open plan living
- Two double bedrooms
- En-suite to the principal bedroom
- Allocated parking

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

#### **GUIDE PRICE**

Asking Price £350,000

#### **TENURE**

Council Tax Band: D  
Unexpired Years: 120 Years Remaining  
Annual Ground Rent: £300  
Ground Rent Increase: TBC  
Ground Rent Review Period: TBC  
Annual Service: £2,020.68

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