



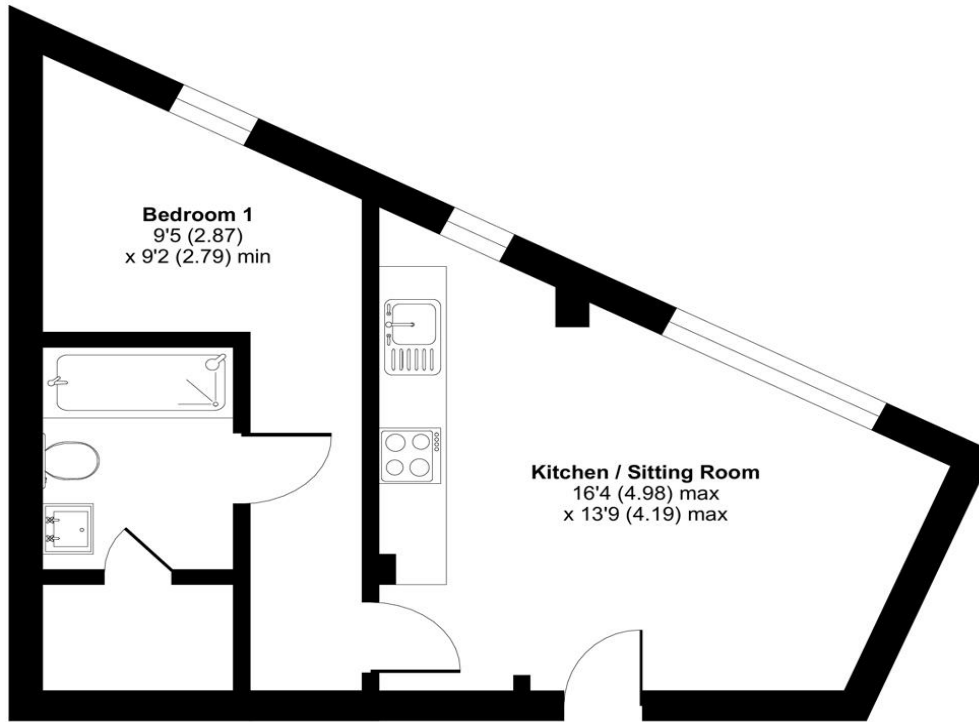


ACCOMMODATION

Set in an exclusive and modern development on the eastern fringe of Winchester city centre, just a short distance from the bustling city centre and St Giles Hill which offers panoramic views of the city. Pipe Kiln Court is a superb mix of traditional and highly contemporary architecture designed by local architects Radley House. This one-bedroom ground floor apartment is conveniently located, whilst offering fantastic access to the M3. Entrance is granted to a communal courtyard via a secure gate and electronic video entry system. Internally, the apartment offers an open plan sitting/dining/kitchen which hosts an array of modern units incorporating a fridge/freezer, oven, induction hob and a microwave. An inner lobby offers access to a stunning bathroom, with underfloor heating, comprising a panelled bath with a glass screen and a wall mounted shower. There is a vanity unit with an inset sink and a low-level W.C, all of which is complemented by modern tiling. A door from the bathroom offers access to a utility/storage cupboard offering considerable storage space.

Approximate Area = 371 sq ft / 34.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 948809



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Pipe Kiln Court has been built to maintain the historical street scene. The existing building has been virtually dismantled and rebuilt with the ultra-modern new build apartments providing a fascinating contrast hidden in the courtyard. The unrivalled location provides convenient access to the city's numerous bars, shops, restaurants and boutiques. Winchester has the benefit of a mainline railway station from which London can be reached within one hour.



SPECIFICATION

- Private and secure development with video entry system
- Convenient city centre location
- High quality handle less kitchen with integrated appliances
- Luxury tiled bathroom with bespoke bathroom furniture
- Engineered hard wood floors, quality carpets
- Porcelain tiles and underfloor heating to bathroom

LOCAL AUTHORITY

Winchester City Council
Council Tax Band - A

ASKING PRICE

Asking Price £195,000

TENURE

Leasehold

Unexpired Years: 990

Annual Ground Rent: £150.00 (approx.)

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2,000 (approx.)

These details are to be confirmed by the vendor's solicitor