



Hillcroft, Northbrook Avenue, Winchester, Hampshire, SO23 0LE

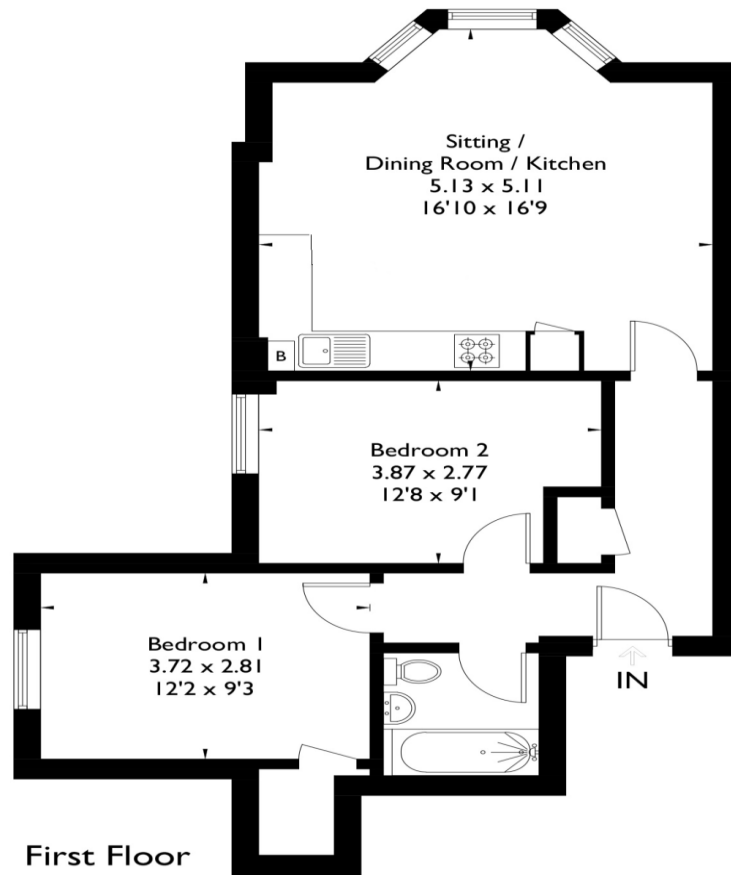


ACCOMMODATION

Beautifully presented two-bedroom first floor apartment situated within landscaped gardens in an exclusive development in one of Winchester's most desirable locations of St Giles Hill and within a short walk to the city centre and an approximate 10-minute walk to the mainline railway station. The apartment enjoys stunning views across the South Downs and has been decorated neutrally throughout. The apartment building further benefits from the provision of a lift to all floors. Entered via a welcoming entrance hallway to the generous open-plan kitchen/dining/sitting room boasting beautiful views across the South Downs from the large bay window and allowing superb natural light to flood the room. The kitchen has a good range of wall and base units with complementing work surfaces and integral appliances. The apartment has two double bedrooms and a bathroom with a shower over the bath. The property also benefits from high ceilings throughout giving a light and roomy feel, sash style double glazed windows and gas fired central heating. Externally there is a delightful communal garden and a shared cycle store. There is also one allocated parking space which is located in a secure gated courtyard behind.

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Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID889769)

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

Conveniently located only a short walk from the thriving centre of Winchester. Winchester city has winding streets offering hidden bookshops, boutiques, a wide selection of restaurants, traditional inns, contemporary bars and the renowned Theatre Royal. There are some lovely walks along the nearby Itchen navigation through the water meadows. For the commuter there is convenient access to the railway station which provides a service to London Waterloo in approximately 58 minutes. Road links in the area are also superb, with the M3 providing a fast link to London (55 miles) and southbound joining the M27 providing access to the South Coast and the New Forest. Southampton International Airport is about 7 miles away.



SPECIFICATION

- Beautifully presented first floor apartment
- Walking distance to the city centre and the mainline railway station
- Two double bedrooms
- Open plan sitting/dining room/kitchen
- Stunning views of the South Downs
- Allocated parking



LOCAL AUTHORITY

Winchester City Council (Tax Band C)

ASKING PRICE

£365,000

TENURE Leasehold – 125-year lease

No of years remaining - 107

Current annual ground rent - N/A

Current annual service charge - £2030 (reviewed annually).

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