



Victoria Mews, Knowle Avenue, Knowle, Hampshire, PO17 5JX

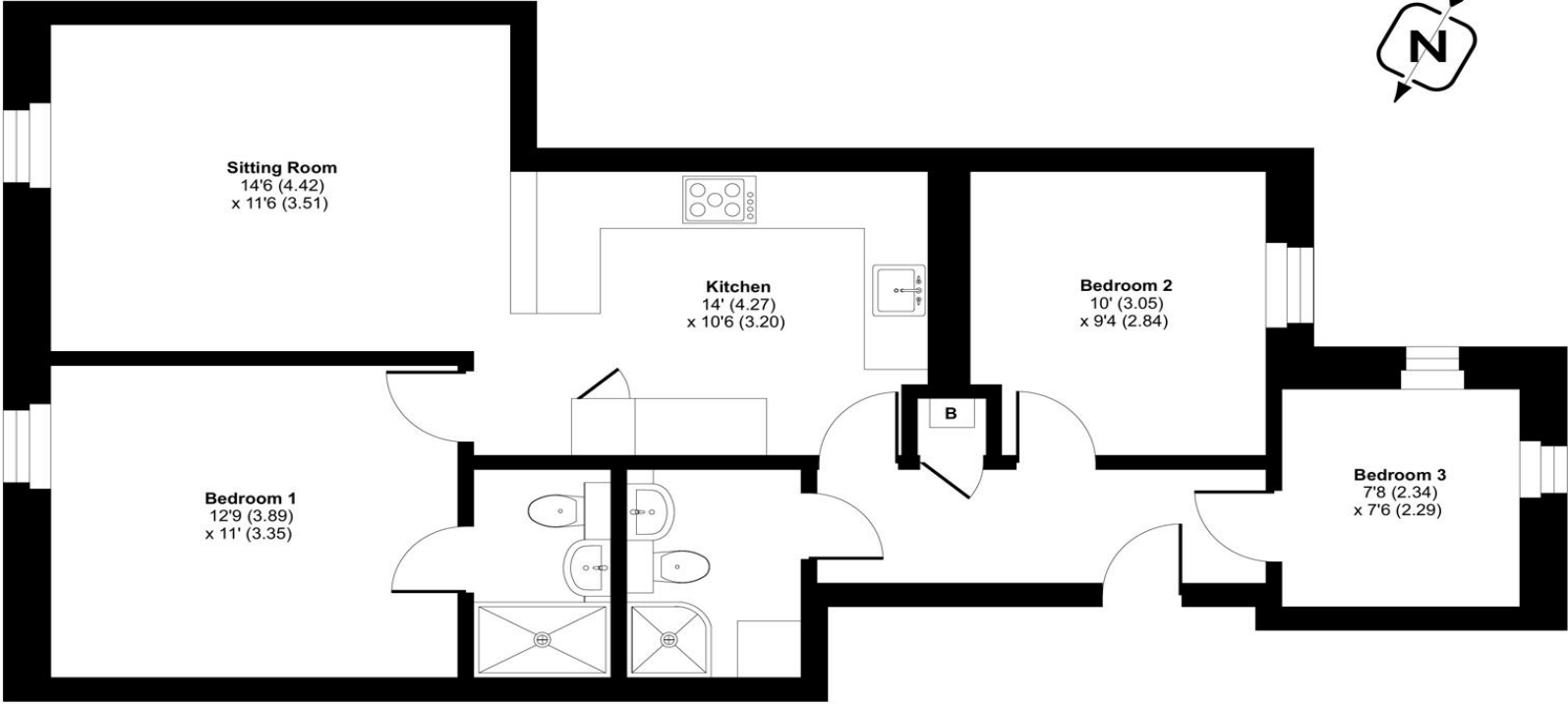


ACCOMMODATION

Spacious rooms, tall windows and high ceilings are the hallmarks of this wonderful ground floor apartment. Situated in a beautiful Victorian era Grade II Listed building which is part of the original conversions forming the village of Knowle, located equidistant between Wickham and Fareham. The beautifully presented accommodation offers a pleasing balance between the charm and character of the era combined with the conveniences of modern living. The open plan living/kitchen space has the benefit of excellent storage provided by a range of fitted cupboards and storage cupboards in several of the rooms. Two double bedrooms and a third single bedroom, a main bathroom and an en-suite shower room to the principal bedroom provide comfort and versatility for guests. Allocated parking can be found in the parking area as well as ample visitor parking.

Approximate Area = 771 sq ft / 71.6 sq r

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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: 1081947



SITUATION

Located between the town of Fareham and the semi rural village of Wickham, Knowle Village was created in 2000 and is a mixture of Victorian Era buildings and modern homes which have been constructed in keeping with the original buildings. The village has a shop, a bar restaurant and a village hall, as well as recreational facilities. It provides excellent access to the M27 motorway via Junction 10 & 11 located about a mile to the south. The M27 provides access to Portsmouth and Southampton as well as Southampton Airport and Winchester via the M3. The area is on the edge of the Meon Valley which boasts wonderful countryside and picturesque villages. The coast is located within a few miles, offering a wonderful array of facilities for water related activities and coastal walks.



SPECIFICATION

- Ground Floor
- Three Bedrooms
- Lounge
- Kitchen
- En-Suite & Bathroom
- Parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £245,000

TENURE

Leasehold

Unexpired Years: 979

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2,500

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