



Fitzpatrick House, 28 Manor Road, Winchester, Hampshire, SO22 5SL



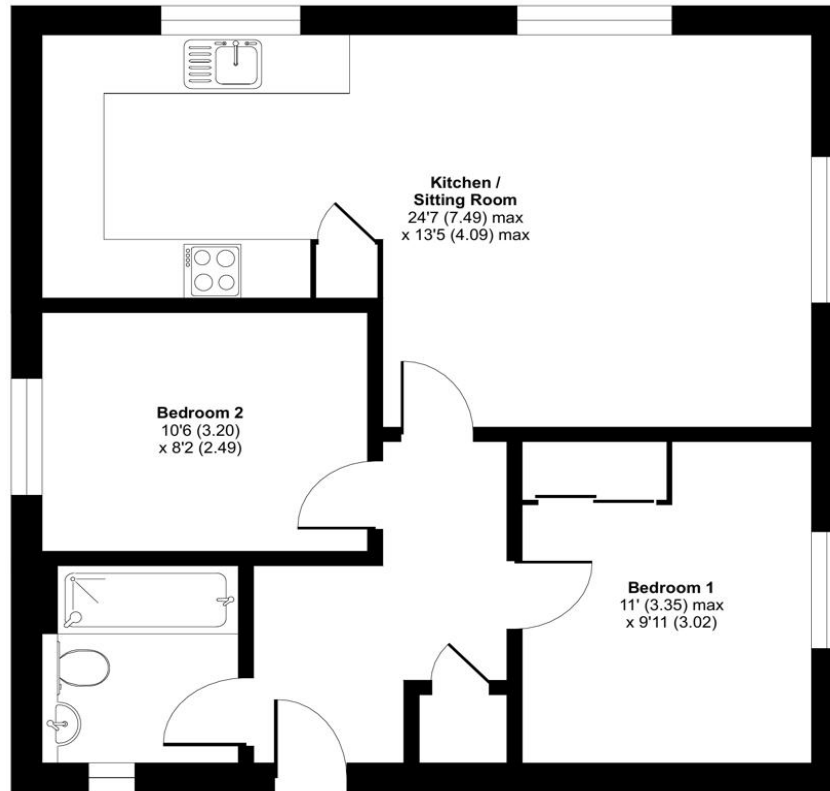


## ACCOMMODATION

Well-appointed top-floor apartment offering excellent accommodation throughout. You are welcomed by a spacious entrance hall, which has a useful storage cupboard and secure entry system from the main block entrance, the hallway leads to the open plan, kitchen/sitting room which enjoys double aspect leafy views on the grounds. The kitchen features modern sleek units, providing ample storage, and stonework surfaces along with stylish chrome sockets. Integrated appliances include oven/grill, induction hob, fridge/freezer, and dishwasher. The principal bedroom is a generous size, complete with built-in storage, whilst the second bedroom is also a room of double proportions. There is a stylish modern bathroom with shower over bath, accessed from the hallway. The apartment benefits from an allocated parking space, with useful rear access to the parking area from the communal ground floor. There is also a secure cycle store within the building. The apartment is situated in a great location with a number of easily accessible bus links. The Park and Ride for Winchester City Centre and the Train Station is just across the road and the development includes a children's play area a few minutes' walk. This property is offered with no onward chain. Agents note: The vendors of this property are able to offer up to £2000 towards the buyer's legal fees, subject to using the vendors recommended solicitors.

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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 2023. Produced for Charters Estate Agents Limited. REF: 1062887



## SITUATION

Steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent Cathedral. 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. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county is on your doorstep.





#### **SPECIFICATION**

- Onward chain complete
- Top floor apartment
- Allocated parking
- Two bedrooms and two bathrooms
- Near the park and ride
- Modern development and block

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £295,000

#### **TENURE**

Leasehold

Leasehold

Unexpired Years: 992

Annual Ground Rent: £279

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 1379

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