



Bilberry Court, Staple Gardens, Winchester, Hampshire, SO23 8SP

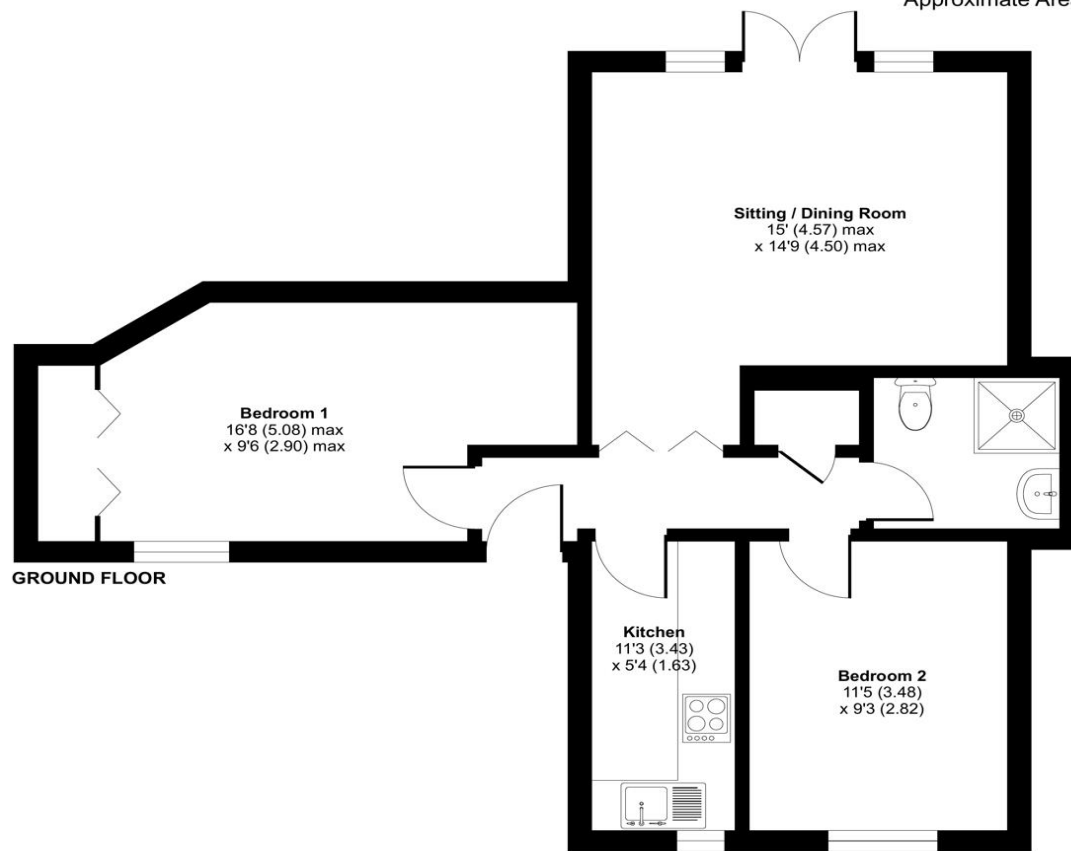


ACCOMMODATION

Spacious ground floor apartment offered with no forward chain, located in the heart of Winchester City, enjoying access to a paved terrace from the sitting/dining area. The property has a private entrance leading to an inner hall. A well-equipped kitchen offers an array of wall and base units which will include an oven, hob, extractor fan and fridge. There are two double bedrooms with the principal bedroom enjoying a fitted wardrobe. The shower room, also located off the inner hall, offers a corner shower cubicle with a wall-mounted shower, wash basin and a W.C. A large sitting/dining room with wood flooring and bi-fold doors to the hall offers a spacious living area and has double doors opening onto a paved terrace. A communal laundry facility is located within the Bilberry Court complex, this is available with additional charges for use.



Approximate Area = 622 sq ft / 57.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1064036



SITUATION

Conveniently set within the prime area of Winchester, only a short walk from the main line railway station or to the bustling city centre. Winchester offers many famous attractions and amenities. The winding streets offer hidden bookshops, boutiques, a wide selection of restaurants, traditional inns, contemporary bars and the renowned Theatre Royal. A comprehensive bus service runs within the city and the surrounding areas, with further convenient commuter links available via the M3, A34 and M27 network.



SPECIFICATION

- No forward chain
- Spacious ground floor apartment
- Two bedrooms
- Modern fitted kitchen
- Shower room
- Communal laundry room (available with additional charges for their use)
- Double door access to paved terrace

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

GUIDE PRICE

Asking Price £275,000

TENURE

Leasehold

Unexpired Years: 149

Annual Ground Rent: £100

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,835

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