



Guinevere House, Fellowes Rise, Winchester, Hampshire, SO22 5TE



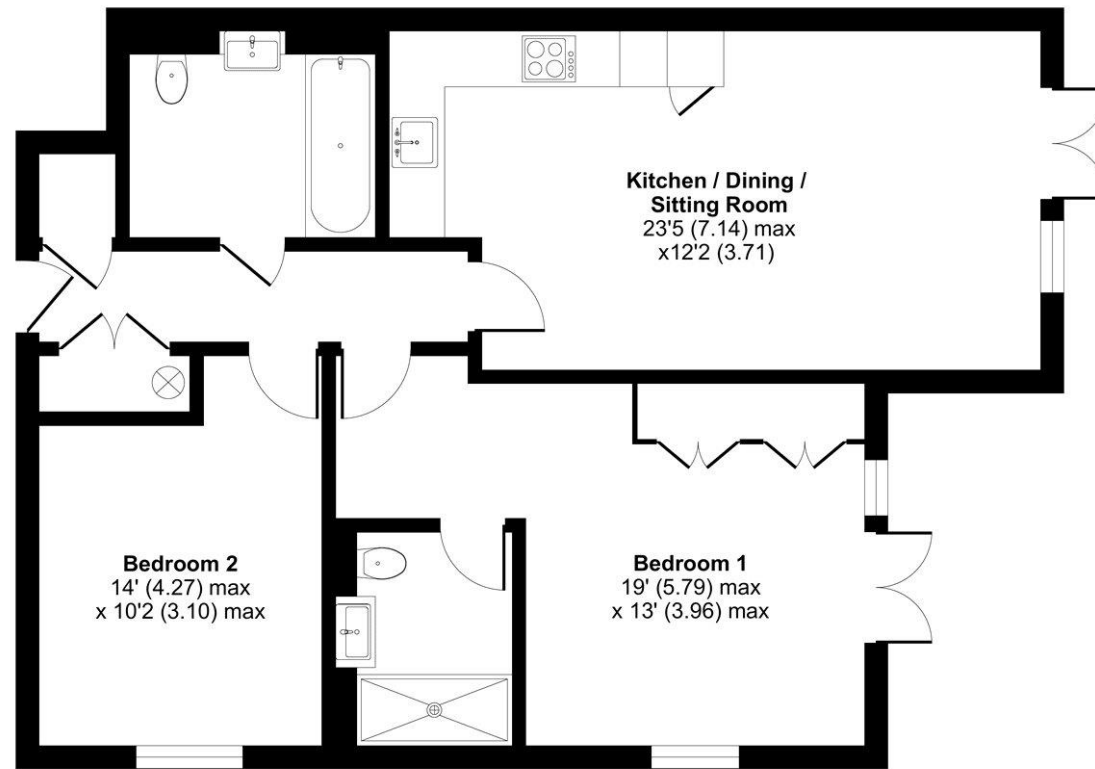
## ACCOMMODATION

Executive high specification new build two-bedroom apartment with the benefit of an allocated parking space with an electric charging point. Conveniently located within walking distance to the hospital, city centre and university. The apartment is located on the ground floor and offers spacious accommodation throughout. An entrance hall with wood effect flooring has a large built in storage cupboard, a separate cupboard houses a washer / dryer and offers further storage. A stylish open plan kitchen / sitting / dining area with doors to the sun terrace. The kitchen has been fitted with an array of stylish wall and base units with a stone worksurface and complimentary tiled splashbacks. The kitchen includes a dishwasher, wine fridge, oven, extractor fan and a fridge freezer. The sitting area has a media panel offer direct access to a communal sky dish for those with a subscription. The principal bedroom benefits from fitted wardrobes and a door to the sun terrace. A stunning en-suite shower room with a walk-in shower, vanity wash basin and a wc is complimented by modern tiling and gold effect fittings. The second bedroom is also a double. A stylish bathroom with a shower over the bath, vanity wash basin, wc and gold effect fittings further compliments the apartment. A large private terrace offers ample outdoor space. The property further benefits from a secure under croft parking space with an electric charging point which can be accessed via the communal lift or stairwell and an onsite communal gym.



Approximate Area = 824 sq ft / 77 sq m

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	77	77
(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). ©n/checom 2022. Produced for Charters Estate Agents Limited. REF: 851399



## SITUATION

This splendid and historical Cathedral city delights with much character and diverse architecture whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding education establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, The New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



### **SPECIFICATION**

- Luxury ground floor apartment
- Two double bedrooms
- En-suite shower room
- Family bathroom
- Fitted kitchen with integrated appliances
- Fitted wardrobes in the principal bedroom
- Large private terrace
- Allocated parking space with an electric charging point
- Access to a communal gymnasium

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Bad D

### **GUIDE PRICE**

Asking Price £535,000

### **TENURE**

Leasehold

Unexpired Years: 997

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,800

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