



Ashbourne Court, Winton Close, Winchester, Hampshire, SO22 6DJ



### ACCOMMODATION

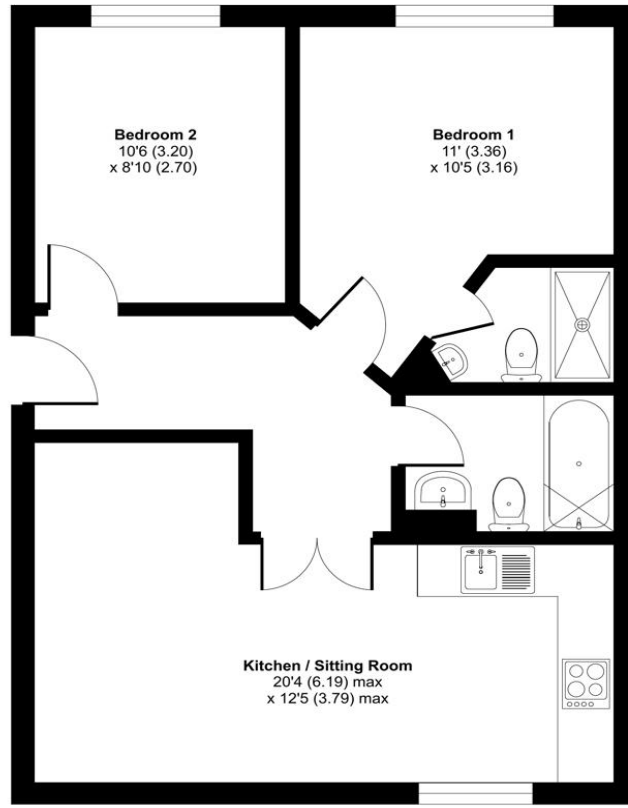
Superb two-bedroom apartment conveniently located within a short walk of the city centre and mainline railway station. Positioned on the first floor with leafy views to the front, the interior provides well-proportioned accommodation. Entered via a welcoming entrance hall leading to the spacious and open-plan kitchen/dining/sitting room and the two good size double bedrooms. The kitchen displays a sleek range of wall and base units with complementing work surfaces over. Large windows allow natural light to flood the room. The principal bedroom benefits from an en-suite shower room and the modern bathroom serves the remaining bedroom. Externally there is an allocated parking space and lovely well-maintained communal grounds. The property further benefits from double glazing and gas central heating.





Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

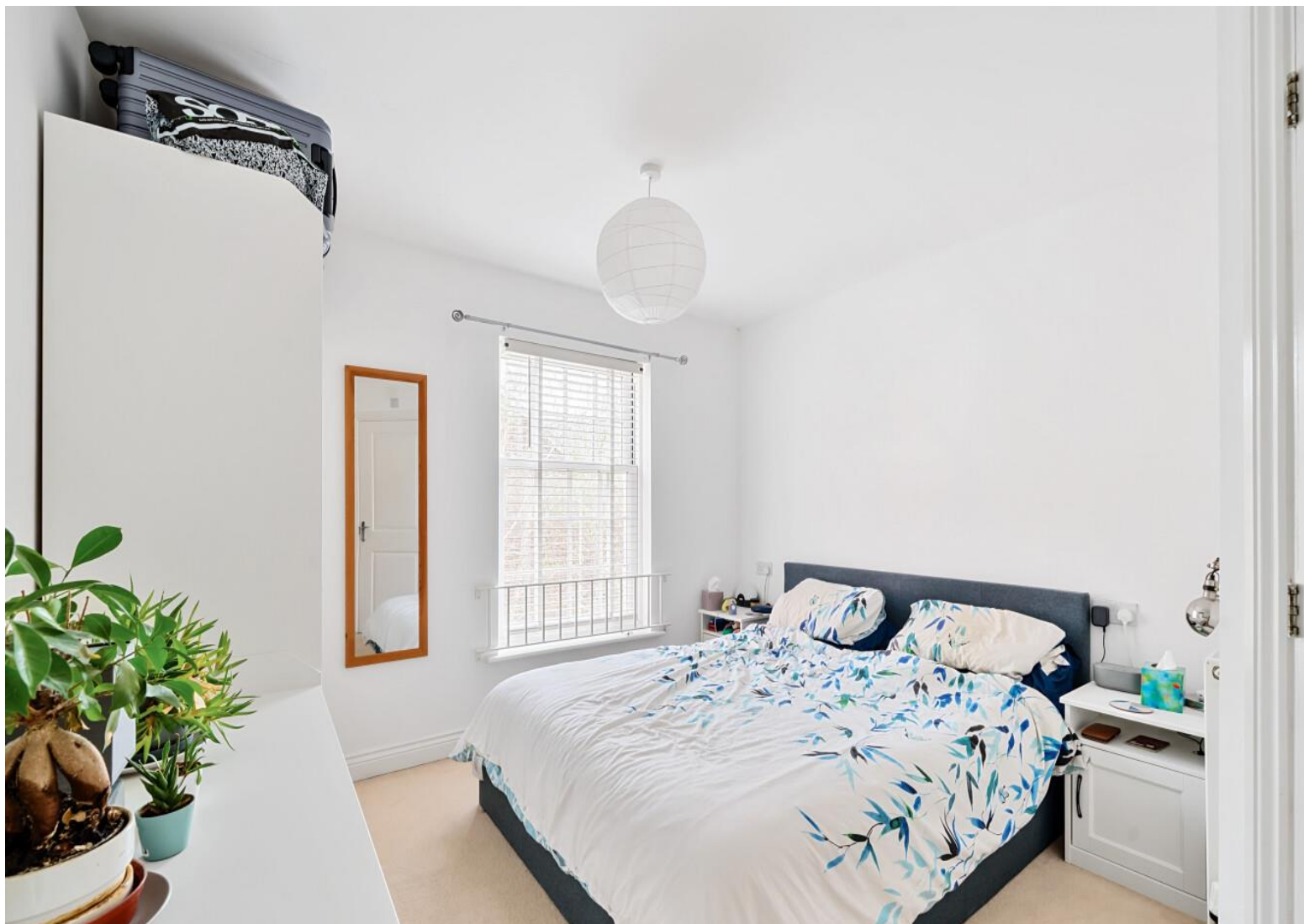


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1109136



## SITUATION

Ashbourne Court is conveniently positioned to the north west of the city centre of Winchester and within close proximity to the railway station. 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 educational 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**

- Modern first floor apartment
- Close proximity to the railway station and city centre
- Two double bedrooms
- En-suite shower room to the principal bedroom
- Separate bathroom
- Allocated parking space

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band – C

#### **ASKING PRICE**

£290,000

#### **TENURE**

Leasehold – 155-year lease

No of years remaining - 139

Current annual ground rent - £300

Expected increase - tbc

Annual service charge - £1600