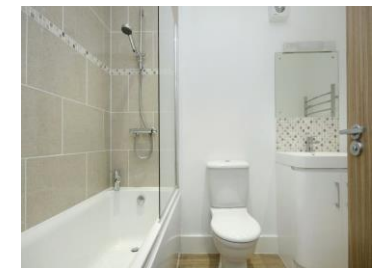




Bosinney Court, 124-126, Stockbridge Road, Winchester, Hampshire, SO22 6SJ

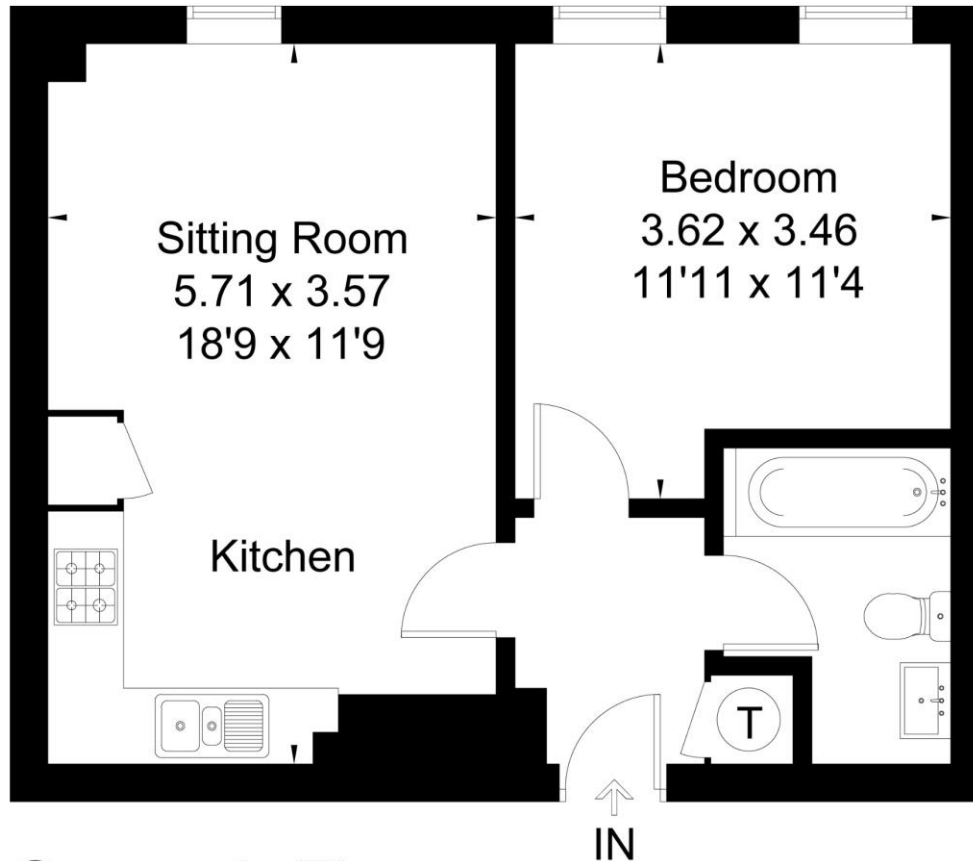


## ACCOMMODATION

Just moments from the mainline railway station and Winchester City Centre this one bedroom second floor apartment is beautifully finished and set at the rear of the block. Ideal for first time buyers or investors alike. Leading from the entrance hall is a spacious open plan living room/kitchen which has an integrated oven, hob, extractor, fridge and freezer, and dishwasher, a double bedroom and a contemporary fitted bathroom. The apartment has a security entry system with coded access, a bike storage area and an allocated parking space at the rear for added convenience.



Approximate Floor Area = 41.0 sq m / 441 sq ft



## Second Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(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	

### SITUATION

Fulford is one of Winchester's most popular areas; it is close to the railway station and a short walk to the city centre. There is a range of shops, fine restaurants and contemporary bars in Winchester. The famous Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the A34, M3 and M27 within easy reach.



### **SPECIFICATION**

- Modern second floor apartment
- Double bedroom
- Open plan kitchen/sitting room
- Security entry system
- Allocated parking space
- Bike storage area

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

### **GUIDE PRICE**

Asking Price £240,000

### **TENURE**

Leasehold

Unexpired Years: 113

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £960

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