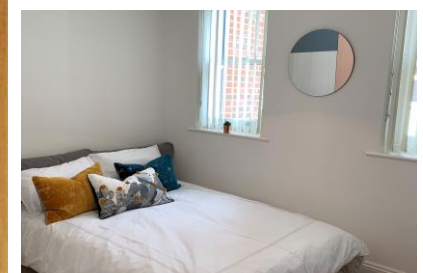




Hatherley Road, Fulflood, Winchester, Hampshire, SO22 6RR

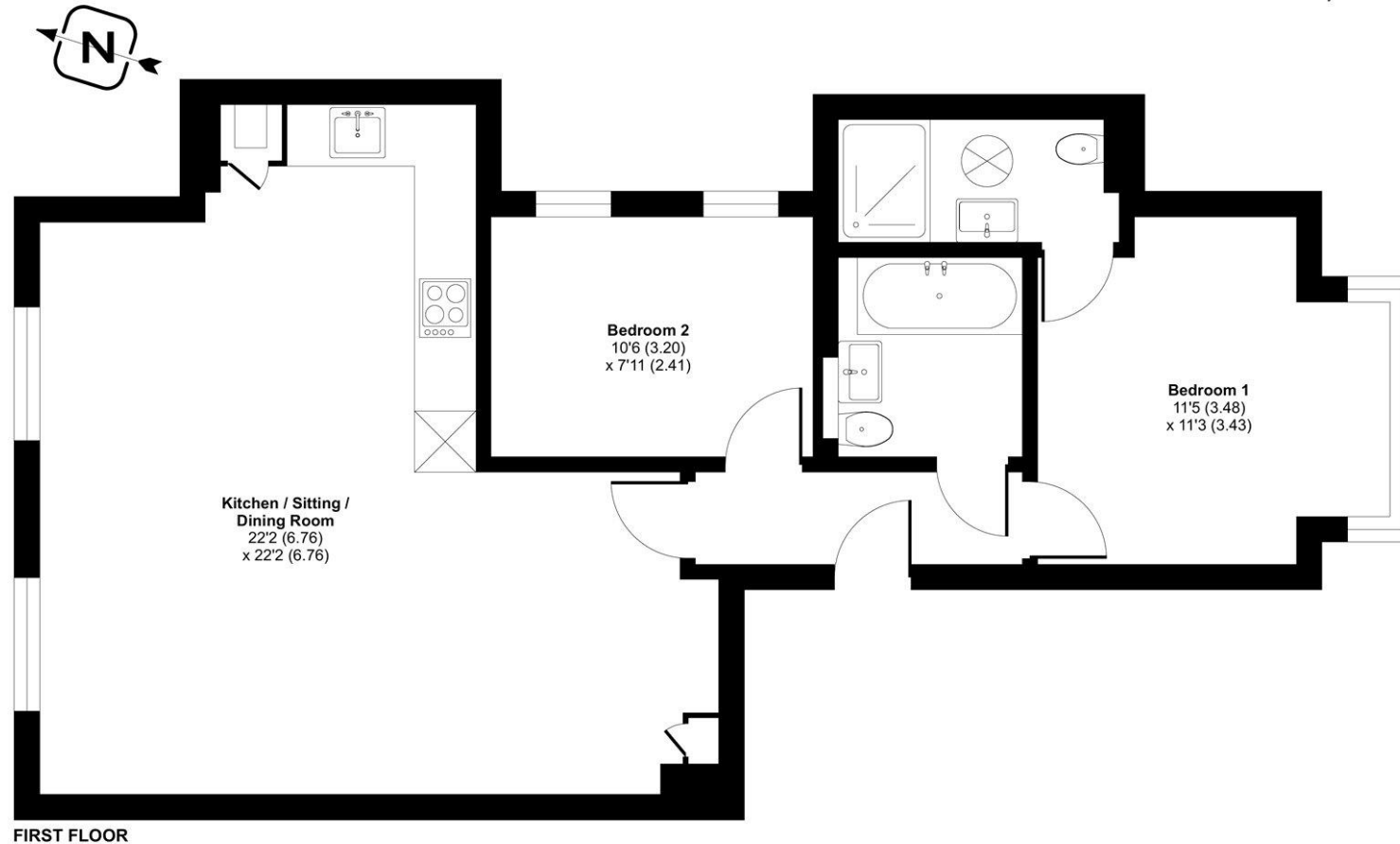


ACCOMMODATION

High-specification two-bedroom first-floor apartment located in a prime residential position in Fulflood, Winchester, within walking distance from the mainline station. Internally, the property boasts a specification of exceptional quality with a sizable open-plan kitchen/sitting/dining room. The sleek kitchen benefits from built-in appliances, in addition to plenty of wall and base units for storage. Both of the bedrooms are double in size and the principal bedroom is light and airy with a large bay window allowing natural light to flood through. The modern bathroom can be found between the two bedrooms and an ensuite shower room can be found off of the principal bedroom, ensuring practicality and convenience. The property forms part of a small purpose-built block with a communal garden to the rear. There are two allocated off-road parking spaces in addition to a dedicated bike storage shed for this apartment adjacent to the car park area.

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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). © n/cheom 2024. Produced for Charters Estate Agents Limited. REF: 1102836



SITUATION

The property is situated on Hatherley Road, in the much-favoured locality of Fulflood and close to the city centre of Winchester, whilst providing easy access out of the city, towards the A34 and neighbouring suburbs of Winchester. There are a number of renowned public houses and boutique bars/restaurants within a short distance in the city centre (0.7 miles). Winchester railway station (0.25 miles) provides superb links to London (1 hour) and Southampton (20 mins).



SPECIFICATION

- Modern first-floor apartment
- Two bedrooms
- En-suite to the principal bedroom
- Bathroom
- Open plan living/dining/kitchen area
- New boiler installed March 2024
- Two allocated parking spaces
- Dedicated bike shed
- Close to the station and city centre

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

£410,000

TENURE

Share of Freehold
Unexpired Years: 988
Annual Ground Rent: £0
Annual Service: £3252

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