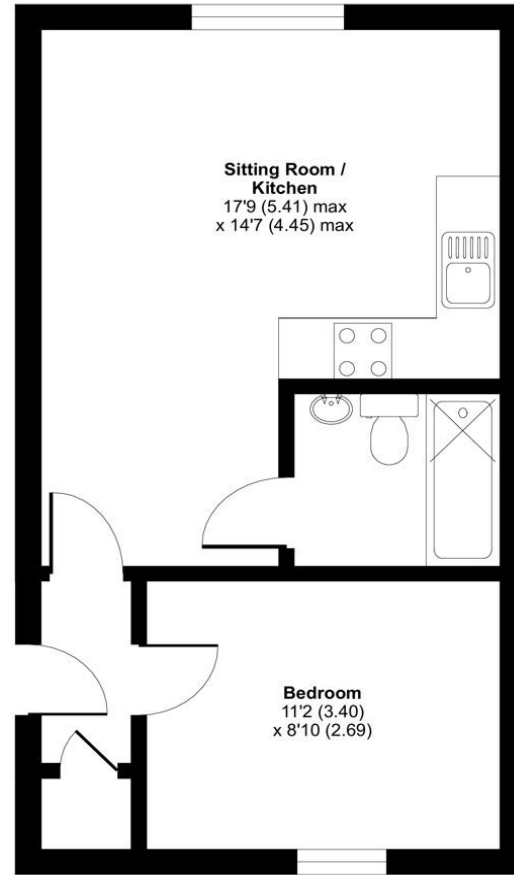






ACCOMMODATION

Offered with no forward chain is this stunning and contemporary apartment in a modern development, within walking distance to the railway station and city centre. The accommodation is light and bright throughout and comprises one double bedroom, an open plan kitchen/sitting room, with a pleasant aspect over woodland and a separate bathroom. The property forms part of the now established development with mature gardens and trees and has the added benefit of access to a communal secure covered storage/bike area and an allocated parking space. An internal viewing is strongly recommended.



FIRST FLOOR

Approximate Area = 391 sq ft / 36.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108556



SITUATION

Located on the northern outskirts of Winchester and just a short drive to the railway station and city centre. Winchester has a range of shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. There is network of footpaths and bridleways for walking and riding in the surrounding countryside. Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach.



SPECIFICATION

- One bedroom apartment
- Modern development
- Walking distance to train station
- Allocated parking
- No forward chain
- Excellent investment opportunity

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

GUIDE PRICE

Guide Price £230,000

TENURE

Leasehold

Unexpired Years: 139 Years Remaining

Annual Ground Rent: £519.33

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2379.00

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