



Fraser Gardens, Winchester, Hampshire, SO22 5GB

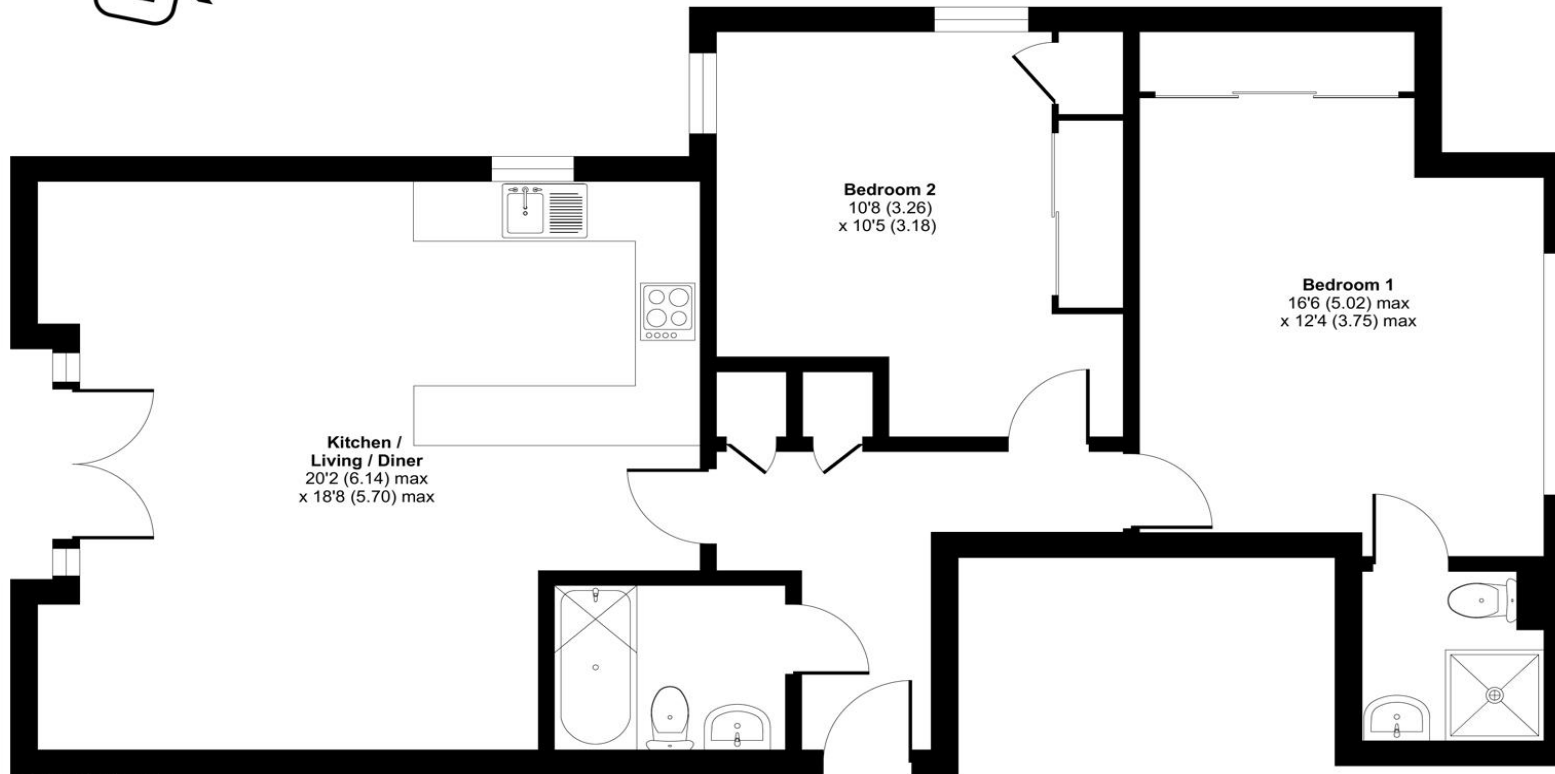


ACCOMMODATION

Enviably set on one of Winchester's most prestigious roads, this lovely apartment is surrounded by beautifully maintained communal gardens, which give both a sense of privacy and peace. The spacious two double bedroom, ground floor apartment is situated within an exclusive development, a short walk from Winchester city centre and the mainline railway station. The apartment is beautifully presented with neutral decor, hard flooring throughout, double glazing and gas fired central heating. There is an entrance hall with both storage and airing cupboards, an open plan living/dining room with doors opening onto a small terrace and a fully fitted kitchen with built in appliances. The large principal bedroom has built-in wardrobes and an en-suite shower room and the second double bedroom also displays built-in wardrobes. A family bathroom completes the accommodation. Externally there are well maintained communal gardens, a communal bike store and two secure underground parking spaces.

Approximate Area = 854 sq ft / 79.3 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	80	81
(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: 1110847



SITUATION

Superbly set within the heart of Winchester city, only a short walk from the town centre and the main line train 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

- Ground floor apartment
- Exclusive modern development close to the city centre and mainline railway station
- Two double bedrooms
- En-suite shower room and family bathroom
- Open-plan kitchen/sitting/dining room
- Two underground parking spaces

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

ASKING PRICE

£350,000

TENURE

Leasehold – length of lease 125 years

No of years remaining – 110

Current annual ground rent - £250.00

Expected increase – tbc

Annual service charge - £3530

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