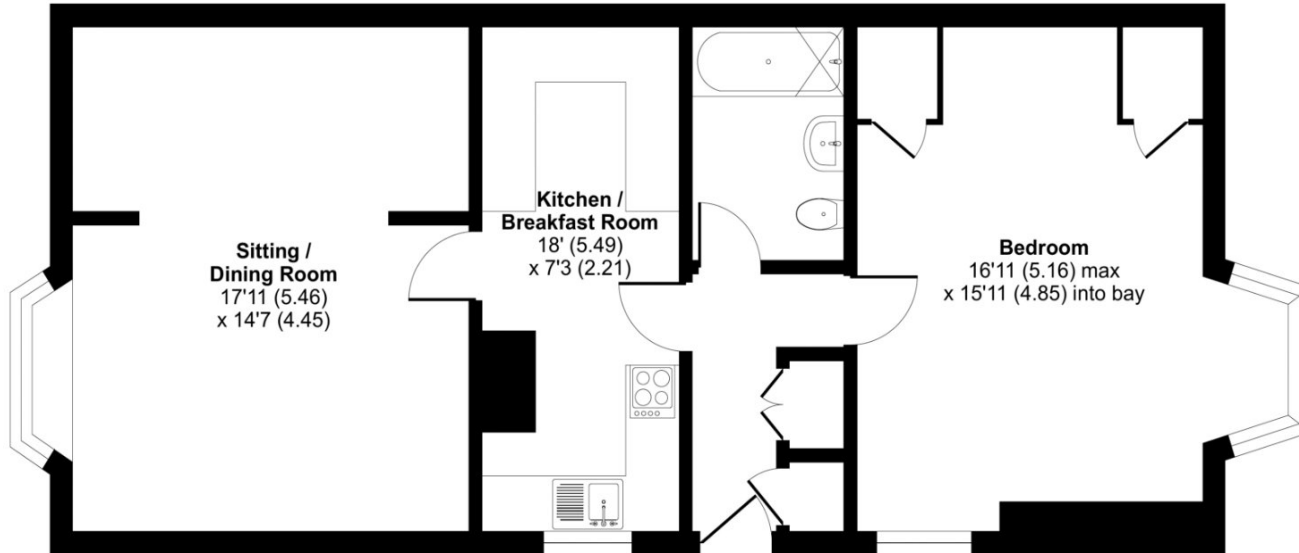


## ACCOMMODATION

Offered with no forward chain is this well-presented ground floor apartment. Conveniently located in Fulford, moments from the mainline train station, this bright and airy home has comfortable accommodation throughout. The accommodation comprises a large sitting room which has an abundance of natural light. The kitchen has a range of base and eye level units with space for dining table and chairs. Beyond here is the smart bathroom which is separate to the spacious, double bedroom. The property benefits from off road allocated parking.

Approximate Area = 771 sq ft / 71.6 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		79
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1205947 

## SITUATION

Located in the highly desirable residential area of Fulflood, affording only a moments walking distance of the City and the Mainline railway station (fast service to London Waterloo within the hour).



### **SPECIFICATION**

- No Forward Chain
- Spacious Sitting Room
- Kitchen
- Bathroom
- Double Bedroom
- Off Road Parking

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

### **GUIDE PRICE £335,000**

### **TENURE**

Leasehold

Unexpired Years: 958

Annual Ground Rent: N/A

Ground Rent Increase: N/A

Ground Rent Review Period: N/A

Annual Service: £50 per month into a sink fund

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