



Ashbourne Court, Winton Close, Winchester, Hampshire, SO22 6DJ





## ACCOMMODATION

Offered with no forward chain is this modern apartment on the edge of Winchester. Offering well-presented accommodation which comprises of a double bedroom, bathroom and open plan kitchen/dining/sitting room. Externally the property has one allocated parking space and there is plenty of visitors parking situated on the road.



Approximate Area = 510 sq ft / 47.3 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	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	



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). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1220411



## SITUATION

Ashbourne Court is conveniently positioned to the north west of the city centre of Winchester and within close proximity to the railway 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**

- No Forward Chain
- Close to City Centre
- One Bedroom
- Parking

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

### **GUIDE PRICE £200,000**

### **TENURE**

Leasehold 138 years

Annual Ground Rent: £520

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 1,700

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