

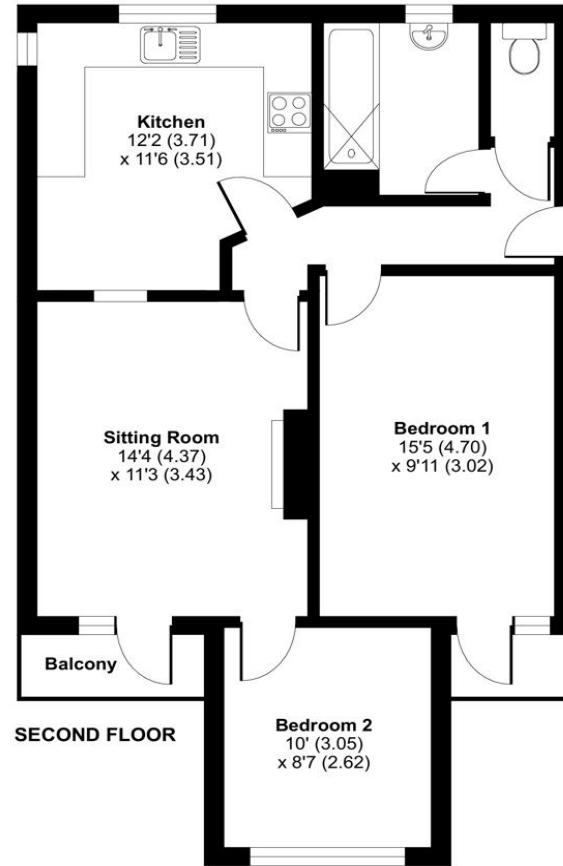


Clifton Lodge Block 2, Clifton Road, Winchester, Hampshire, SO22 5BH

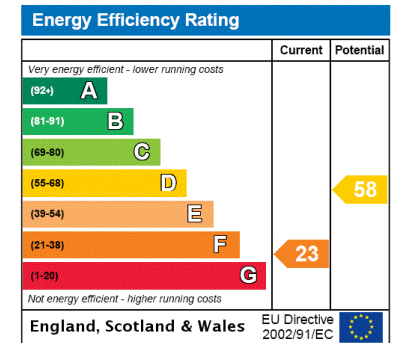


ACCOMMODATION

This bright and spacious top-floor apartment is set on one of Winchester's most desirable and iconic roads. Built in the early 1900s, this purpose-built apartment has a lovely character feel boasting an abundance of period features. The good-sized living room features a cosy brick fireplace (for display purposes only) and a door leading out to the small balcony area. There is a generous kitchen/breakfast room which benefits from a dual-aspect outlook with newly fitted secondary windows and a useful serving hatch providing access through to the living room. The property hosts two double bedrooms, one of which enjoys access out to its own balcony, with both being served by the modern bathroom and separate W/C. Externally, there is a communal parking area and parking permits are also available. The bustling city centre and railway station are a short distance from the apartment together with the stunning riverside walks along the River Itchen towards St Cross.



Approximate Area = 676 sq ft / 62.8 sq m
For identification only - Not to scale



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: 1116050



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

SITUATION

The property is set within an enviable proximity and walking distance of the bustling High Street, Orams Arbour and railway station. The property is situated on one of the city's most desirable roads. Communications are first class with the railway station (London Waterloo under 1 hour) within proximity and easy access to the M3/A34 and M27 road network.



SPECIFICATION

- Sitting room with fireplace
- Two double bedrooms
- Kitchen/dining room
- Small balcony area
- Communal residents parking area and parking permits

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £325,000

TENURE

Leasehold 999

Unexpired Years: 990

Annual Ground Rent: NA

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 2668

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