



Woodpeckers, Park Road, Winchester, Hampshire, SO23 7BQ

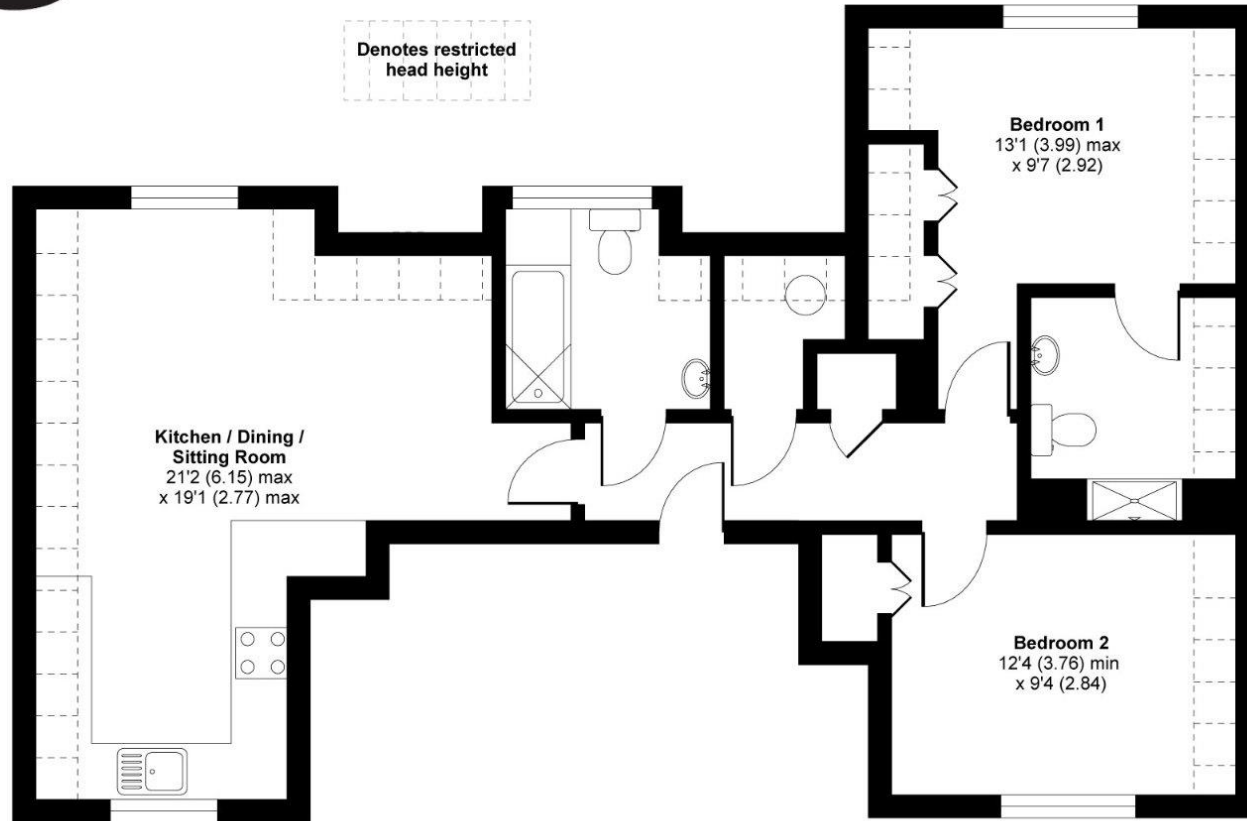


ACCOMMODATION

Offered with no forward chain is this beautifully presented, second floor two bedroom apartment. The accommodation has a spacious sitting/dining room which is open to the kitchen. The kitchen itself has a range of base and eye level units and ample room for a breakfast table and chairs. There are two double bedrooms, one of which featuring an en-suite bathroom with an additional bathroom serving the second bedroom. This development benefits from lovely landscaped gardens and two off road allocated parking spaces.



TOTAL APPROX. GROSS INTERNAL FLOOR AREA 758 SQ FT 70.4 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SITUATION

Located on the northern outskirts of Winchester, it is a short walk to the railway station and a short drive to the city centre. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Beautifully presented two-bedroom apartment
- Kitchen
- Sitting/dining room
- Close to Winchester city centre and railway station
- Double glazing and gas central heating
- En-suite to the principal bedroom
- Fitted wardrobes
- Two allocated parking spaces

LOCAL AUTHORITY

Winchester
Council Tax Band D

GUIDE PRICE £365,000

TENURE