



# Fulflood, Winchester

FANTASTIC LOCATION  
EPC Rating: C

**£325,000 Leasehold**

DRAFT DETAILS  
We are awaiting  
verification of these  
details by the  
vendor(s)





## Fulflood Winchester

### FANTASTIC LOCATION

- Living Room • Dining Area
- Kitchen • Two Bedrooms
- Bathroom • Garage
- Communal Gardens

(ref: 774527)



### The Property

This first floor apartment not only enjoys a fantastic location, but also is ready to go. Offered for sale either with no forward chain, or as an on-going concern with a tenant in situ paying £925 per calendar month. Situated a stone's throw from the train station, the property is sure to appeal.

The L-shaped Living Room offers ample space for sitting and dining areas, with the sitting room having twin windows overlooking the communal gardens. The well appointed kitchen has ample cupboards and work surface and space for all essential appliances. The two bedrooms both have built in wardrobes and the bathroom has been refitted with contemporary tiles and modern white suite, including a shower over the bath. Externally the property has pleasant communal gardens and a garage, with parking to the rear.

Fulflood is an exceedingly desirable part of Winchester. It lies near both the Train Station, which offers a journey to London Waterloo in under an hour, and The Royal Hampshire County Hospital. Elm Road falls within the catchment for Fulflood's excellent schools; Western Primary and also Winchester's first "all-through" school, The Westgate School. There are further amenities nearby including a popular local public house, as well as all the delights of Winchester awaiting you via just a further short stroll into the City Centre.

### Room Sizes

#### Living/Dining

6.05m (19'10) max x 5.46m (17'11) max

#### Kitchen

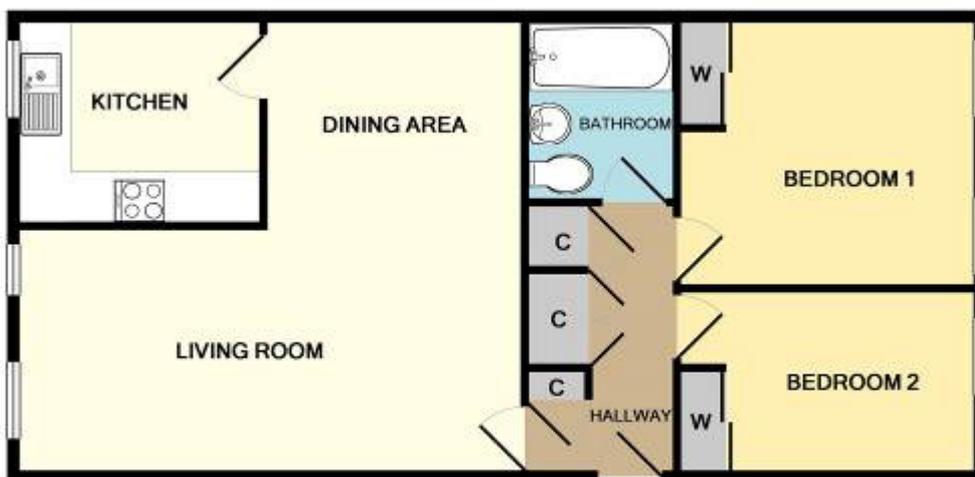
2.9m (9'6) x 2.39m (7'10)

#### Bedroom

3.58m (11'9) including wardrobe x 3.12m (10'3)

#### Bedroom

3.58m (11'9) including wardrobe x 2.18m (7'2)



This Floor Plan is for guidance only and is NOT to SCALE  
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Brochure prepared by Chris Pickard

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PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the accuracy of details in the pre-contract enquiries, in particular: price, local and other searches.

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