



# Winchester

EXCELLENT LOCATION  
EPC Rating: B

Offers Over £200,000

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

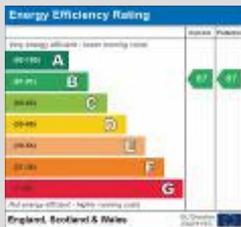




## Winchester

- Living Room/Kitchen Area • One Double Bedroom • Bathroom • Double Glazing
- Gas Central Heating • Communal Bike Store • Allocated Parking Space
- Communal Grounds

(ref:767168)



### The Property

This apartment is offered with no forward chain and enjoys a fantastic location within a mile of Winchester City Centre. From the recently decorated secure communal entrance hall, this property is found on the second floor. The principal room offers space for sitting and dining, with the kitchen tucked into the corner of the room. The bedroom comfortably accommodates a double bed, along with further essential furniture. The bathroom is fitted with a well-presented white suite. The accommodation is complete by two storage cupboards. Further benefits include double-glazing, gas central heating and access to the communal bike store. The allocated parking space is located within sight of the apartment.

All of the charm and character of Winchester City Centre can be found approximately one mile from the apartment where you can find a huge variety of shops, leisure facilities and historical interests. For more convenience, approximately one mile in the opposite direction there are a parade of shops including a Costa Coffee, Boots and Waitrose.

### Room Sizes

Living Room/Kitchen Area 4.9m (16'1) x 3.15m (10'4)

Bedroom 1 3.1m (10'2) x 2.97m (9'9)



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

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 sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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