



Winchester City Centre

Modern Open Plan Apartment
EPC Rating: E

£275,000 Leasehold



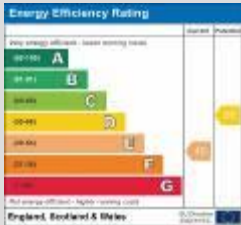


**Orchard House
Sparkford Road
Winchester
SO22 4NW**

MODERN SPACIOUS APARTMENT BENEFITING FROM PARKING, TWO BEDROOMS, PLENTY OF STORAGE AND EXTREMELY CLOSE PROXIMITY TO THE CITY CENTRE

- Lounge • Kitchen
- Bedroom 1 • Bedroom 2 • Bathroom
- Parking •

Ref (811196)



The Property

This purpose built modern ground floor apartment is set within a prime location with excellent access to Winchester City Centre, train station, hospital and university. The accommodation comprises of a modern fitted kitchen with large storage cupboard, a stylish fitted bathroom, separate WC and sitting room. The two bedrooms are both a good size, with large double glazed windows allowing light to fill the rooms. A large storage cupboard located in the hallway completes the internal accommodation.

The apartment benefits from allocated parking and is within walking distance to the City Centre. One of the stand out benefits of this apartment is the extremely close proximity to the Hospital and University. With tenants in situ until September 2018 this property would make an ideal investment purchase, currently achieving £975 pcm.

Room Sizes

Lounge	3.56m (11'8") x 3.45m (11'4")
Kitchen	2.95m (9'8") x 1.96m (6'5")
Bedroom 1	3.56m (11'8") x 2.9m (9'6")
Bedroom 2	3.56m (11'8") x 2.34m (7'8")
Bathroom	1.96m (6'5") x 1.73m (5'8")



This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by Kim Rayner

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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