



Winchester

SUPERB FIRST FLOOR APARTMENT CLOSE TO THE CITY CENTRE
EPC Rating: B

**£157,500 Leasehold
(70% Share)**



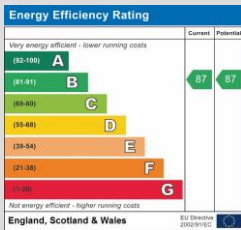


**Barton Farm
Andover Road
Winchester
SO22 6AX**

SUPERB FIRST FLOOR APARTMENT CLOSE TO CITY CENTRE

- Kitchen/Living/Dining • Bedroom
- Bathroom • Parking

(932897)



The Property

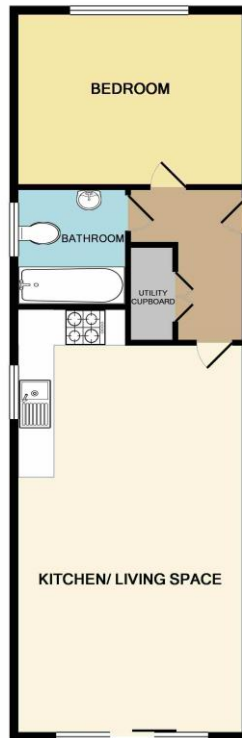
Situated on the fringes of Winchester City Centre is this superbly presented first floor apartment which has been beautifully maintained by the current owner. The property boasts well-proportioned rooms with large windows throughout, making this a bright and airy space. Having been built only three years ago, the property has seven years remaining of its 10 year NHBC guarantee, with an option to purchase the entire property or a share of 70%.

The block itself is situated at the end of a small cul de sac, with allocated parking to the front. A communal hallway leads up one flight of stairs to the front door of the apartment. Internally, the bright and airy kitchen/ living space benefits a dual aspect, with a modern kitchen and a Juliette balcony off the living space. The kitchen itself offers a range of integrated appliances, with a gas hob, and window above the sink. The bedroom is to the rear of the block with a floor to ceiling window and space for a range of cupboards, whilst the bathroom is fully tiled with a large window allowing for plenty of natural light. A utility cupboard can be found off the hallway and the property also benefits a large storage room which is located around the side of the block.

Other benefits of this property include uPVC double glazing, gas central heating and allocated parking.

Room Sizes

- Kitchen/Living 7.32m (24') max x 3.94m (12'11)
- Bedroom 3.94m (12'11) x 3m (9'10)
- Bathroom 2.03m (6'8) x 1.93m (6'4)



This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by Georgia Munro Ford

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

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