



Royal Winchester Mews, Chilbolton Avenue, Winchester, SO22 5HX

Winkworth

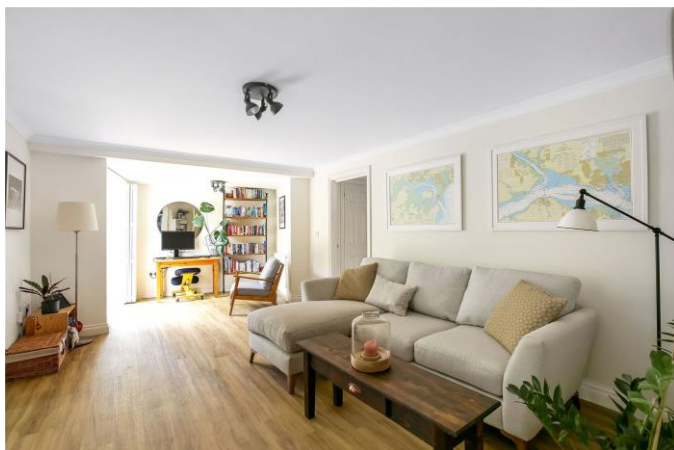
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Beautiful, Spacious Ground-Floor Apartment

Royal Winchester Mews is a well presented and spacious ground floor apartment in an attractive building constructed in 2004 by Youngs Developments. The location is wonderful, with excellent access in and out of the city, very good local schools close by and approximately one mile from the mainline railway station. The apartment comes with its own patio area, as well as shared extensive communal gardens.

A small flight of steps from the main entrance leads down to the entrance of the apartment. On entering, the entrance hall gives access to all the accommodation and a WC. The bright and airy sitting room is a lovely space with doors leading to the paved patio area enjoying lovely views over the communal garden. The stylish dining room is a fantastic size with further patio doors onto the patio area. The sleek and modern kitchen is well appointed with integrated appliances that include dishwasher, washer/dryer, fridge/freezer and oven with four ring gas hob. Fitted units provide ample storage space. There are two great double bedrooms, both benefit from en-suites – one with a bath and one with a shower. The master bedroom also has two useful double built in wardrobes.

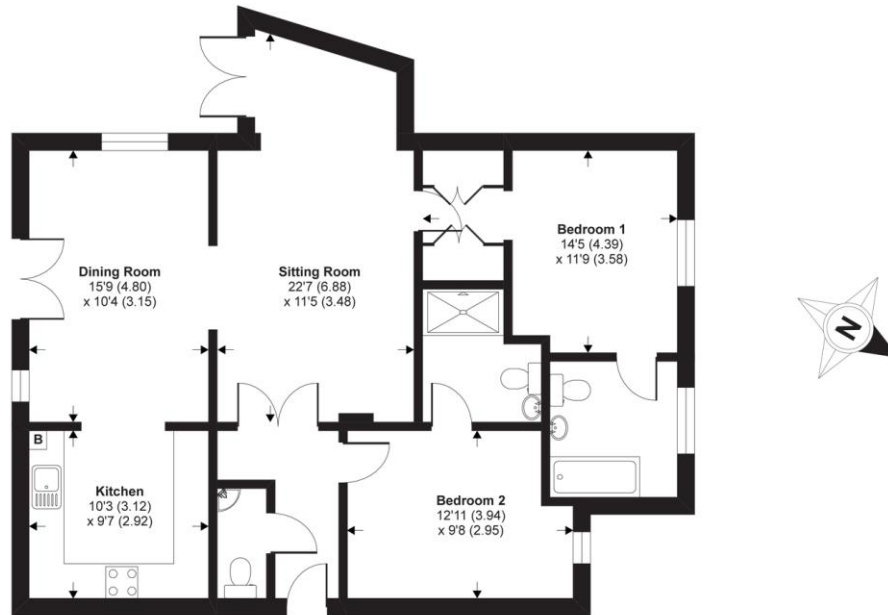
To the rear there is a private patio area with steps leading up to extensive mature south-west facing communal gardens. As well as an allocated parking space which is conveniently positioned right outside the entrance to the building, the property further benefits from a communal storage shed and private storage shed as well as plenty of visitor parking.





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MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 981 SQ FT 91.1 SQ METRES



LOWER GROUND FLOOR

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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Directions

From our office in Southgate Street, turn left at the traffic lights onto the High Street. Proceed straight over the two mini roundabouts into Romsey Road. At the next mini roundabout turn right into Chilbolton Avenue, and continue on this road for approximately 0.2 miles, where the property can be found on the left-hand side.

Location

Chilbolton Avenue is a wide tree-lined avenue of predominantly large properties stretching north to south between Stockbridge Road and Romsey Road. There is excellent access in and out of the city from this location and very good local schools are close by. The Waitrose and Aldi on Stockbridge Road and the adjacent parade of shops in Stoney Lane are within easy walking distance, and approximately one mile away is the mainline railway station with links to London Waterloo in under an hour.

Tenure: Leasehold - Length of Lease: 999 years from 2004
Maintenance charge: circa £2,900 per annum – Includes buildings insurance, gardening, all external lighting, safety checks, external property maintenance, window cleaning.
Ground Rent: £100 per annum

Services

Mains gas, electricity, water and drainage

Winchester City Council
Council tax band: D

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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