



**BROOKLYN COURT** MAIN ROAD, OTTERBOURNE, WINCHESTER, SO21 2FB

**Winkworth**





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## SUPERB DUPLEX APARTMENT IN LOVELY VILLAGE SETTING.

This modern, immaculately presented duplex apartment is situated in an exclusive gated development constructed by Pride Homes in 2004. Conveniently located in the heart of the sought-after village of Otterbourne, highly regarded by families because of its proximity to the city and station, and because it has such an active community. The property has been decorated in a pleasing muted colour palette, which complements the abundance of natural light throughout. Solid concrete floors and good insulation contribute to a very quiet living environment.

Access to the apartment is via lift or stairs. The first floor of the apartment contains a large beautifully appointed dual aspect lounge, recently refurbished kitchen with sleek units providing plenty of modern storage space and integrated double oven, dishwasher, washer/dryer, fridge/freezer and induction hob; there is also a large dining room. The spacious master bedroom has a range of fitted wardrobes and drawers together with an en-suite bathroom with shower over bath. There is also a well-fitted shower room, an airing cupboard and a storage cupboard.

Upstairs there is a large second bedroom with velux windows which ensure a bright living space. There is also a large range of fitted wardrobes/cupboards together with eaves storage. There is also the potential to make this into two separate bedrooms should you wish. The apartment is neutrally decorated throughout and has gas central heating.

Brooklyn Court is a gated apartment and the apartment has two allocated parking spaces together with visitor parking. There is a secure outside bicycle/storage area and beautiful communal gardens which are mainly laid to lawn with many mature trees and a stream.

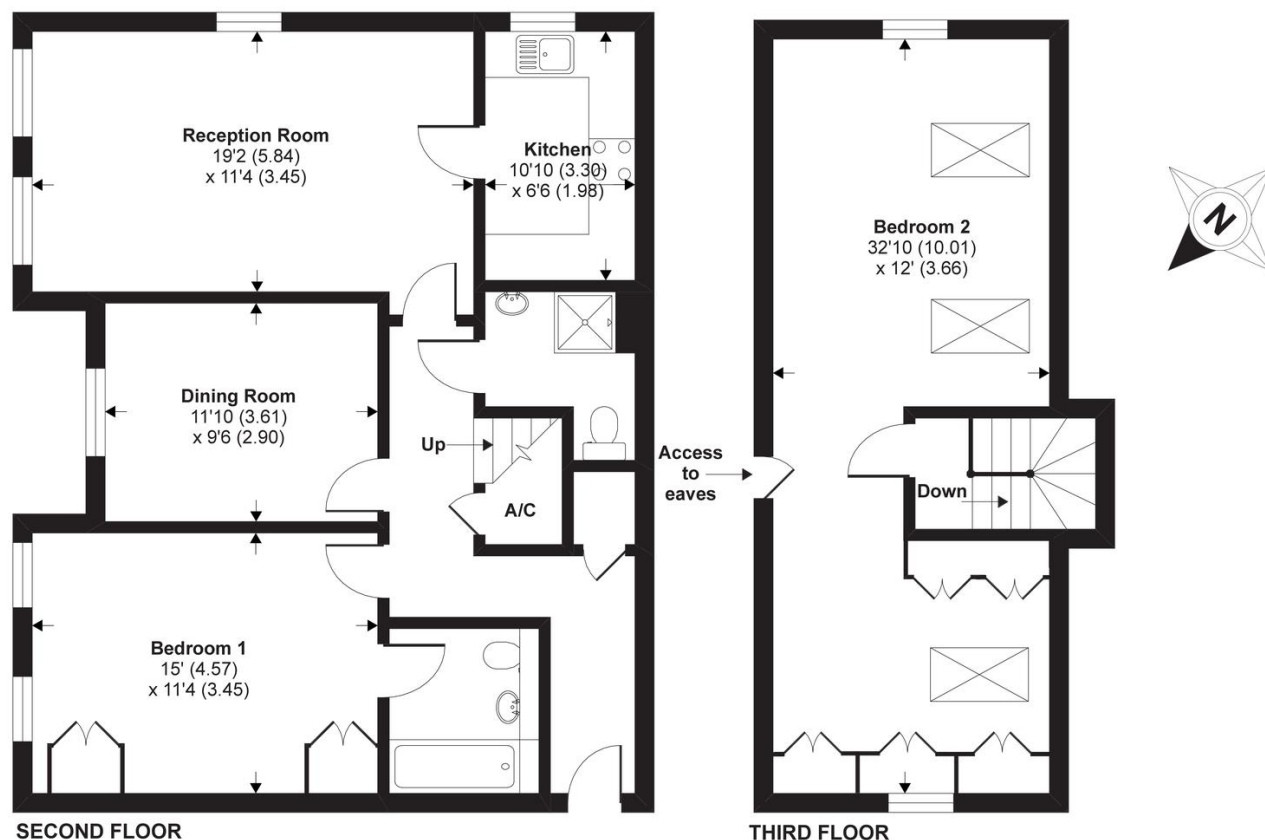






# Brooklyn Court, Main Road, Otterbourne, Winchester, SO21

APARTMENT APPROX. GROSS INTERNAL FLOOR AREA 1237 SQ FT 114.9 SQ METRES



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 right along Southgate Street and continue onto St Cross Road. At the end of St Cross Road take the second exit at the roundabout onto Otterbourne Road. Continue along this road as it becomes Main Road, and Brooklyn Court can be found on the left-hand side, opposite the Nisa Store.

## Situation

Brooklyn Court is situated in the highly regarded village of Otterbourne, 4 miles south of the city of Winchester. There is a superb primary school nearby and well-used village facility, including three public houses, a post office, a village shop and playing fields, along with walks to the River Itchen. There are excellent road communications nearby with easy access to the M3 motorway, providing fast road links to London, the M27 to the south and the A34 with its access to the West Country via the A303, and the Midlands. Southampton International Airport is only a short distance away with national and international destinations. Shawford Railway Station is approximately 1.25 miles away and has services to London Waterloo.

## Tenure

Leasehold

## Lease details

Length of Lease: 110 years as of 2019

Maintenance charge: £2,100 per annum which includes the ground rent

Management Company: Hampshire Property Management

## Services

Mains gas, electricity, water (metered) and drainage

## Council tax band

D - Winchester City Council

## Current EPC rating

B

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Winkworth Winchester

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