



8 Pottinger House, Winchester SO22 6FZ

Winkworth

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Contemporary Living Close to the City Centre

This immaculately presented, modern apartment is situated in an exclusive development built by Cala Homes in 2018. The property has been finished to a high specification and the neutral palette of colour complements the abundance of natural light throughout. There is an excellent balance of living and sleeping accommodation which is well-proportioned for the size of the property.

The property is positioned perfectly in the new thriving community of Kings Barton - a great location for its proximity to all amenities including the mainline railway station. The development includes a children's play park and the Barton Farm Primary Academy, all of which are just a short walk away.

The spacious entrance hallway, which has a storage cupboard, gives access to all the principal rooms. The sitting/dining room is an excellent, bright space with French doors leading onto the balcony area. The kitchen itself is well-appointed with modern, sleek units providing plenty of cupboard space with integrated appliances including Bosch /grill/electric fan oven, four-ring gas hob, dishwasher, washer/dryer and fridge/freezer, leaving ample space for a dining table and chairs.

There are two good-sized double bedrooms, both with undisputed views of the fields beyond, with the main bedroom benefitting from dual-aspect windows and a built-in wardrobe. The attractive bathroom services both bedrooms, has a shower over the bath and has been tastefully decorated with wall-to-wall tiling.

This apartment comes with two allocated parking spaces, a communal bin store and a bike shed.

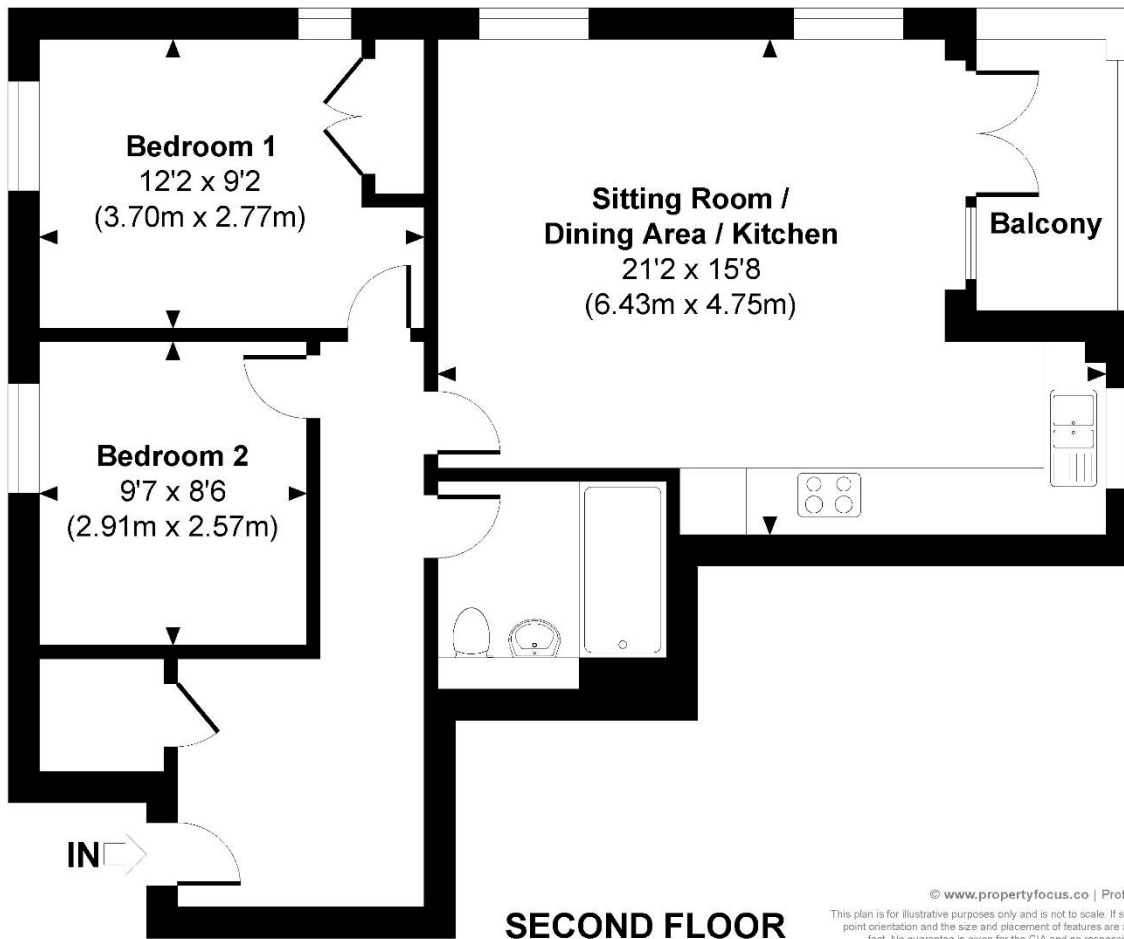
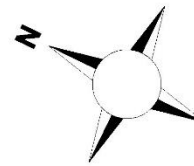




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Pottinger House

Approximate Gross Internal Area
Total = 642 Sq Ft / 59.61 Sq M



Directions

From our office in Southgate Street, proceed straight across the traffic lights onto Jewry Street. At the crossroads bear left into City Road and at the next set of traffic lights turn right into Andover Road. Proceed along Andover Road over the railway bridge, past Stoney Lane. Andover Road becomes Andover Road North. Take the right-hand turn onto Manley Road. At the end of Manley Road turn right onto Binstead Road, take the first left onto Roman Drive and the property can be found on the right-hand side.

Situation

Roman Drive is situated on the northern fringes of Winchester, well placed to give easy access to the mainline railway station. The city centre is within easy reach, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, and the City's historic Cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is in the catchment for very good local schools, including Barton Farm Primary Academy (rated Outstanding) and Henry Beaufort Secondary and Peter Symonds Sixth Form College is also nearby and is recognised for its outstanding results for pre-university education.

Tenure

Leasehold – 125 years from 2018. Ground rent £300 pa. Service charge £2,000 pa to include building insurance, cleaning of communal areas, lift maintenance.

Services

Mains gas, electricity, water and drainage

Council tax band

D – Winchester City Council

EPC rating B

Viewing

Strictly by appointment with Winkworth Winchester Office



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

SECOND FLOOR

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