



Sarum Court, Sarum Road, Winchester, Hampshire, SO22 5FL



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Beautifully Presented Modern and Bright Apartment

This appealing first floor apartment is served by a lift and situated in a well-regarded development built in 2004. The property has been recently redecorated and is wonderfully positioned for ease of access to the city centre, the railway station and the hospital, which is very close by. A good specification and excellent design ensure the property will greatly appeal to those who value space and high quality.

Upon entry to the apartment, one is met with a wide entrance hall with a useful storage cupboard as well as an intercom system. The hallway leads through to the superb sitting/dining room – a wonderful double-aspect space at one end of the apartment. There is ample room here for a dining table and chairs alongside a living area, with a window to the front and a Juliet balcony to the rear overlooking the communal gardens.

The kitchen is well appointed with base and eye-level units providing plenty of storage. Integrated appliances include an oven, hob, extractor, fridge/freezer and washer/dryer.

The main bedroom is a very good size with a modern en-suite shower room. The second bedroom is also a good double, and both have views over the gardens. A family bathroom with shower over the bath completes the accommodation.

The apartment benefits from an allocated parking space plus further visitor parking in a secure gated car park. A well-tended communal garden is at the rear.

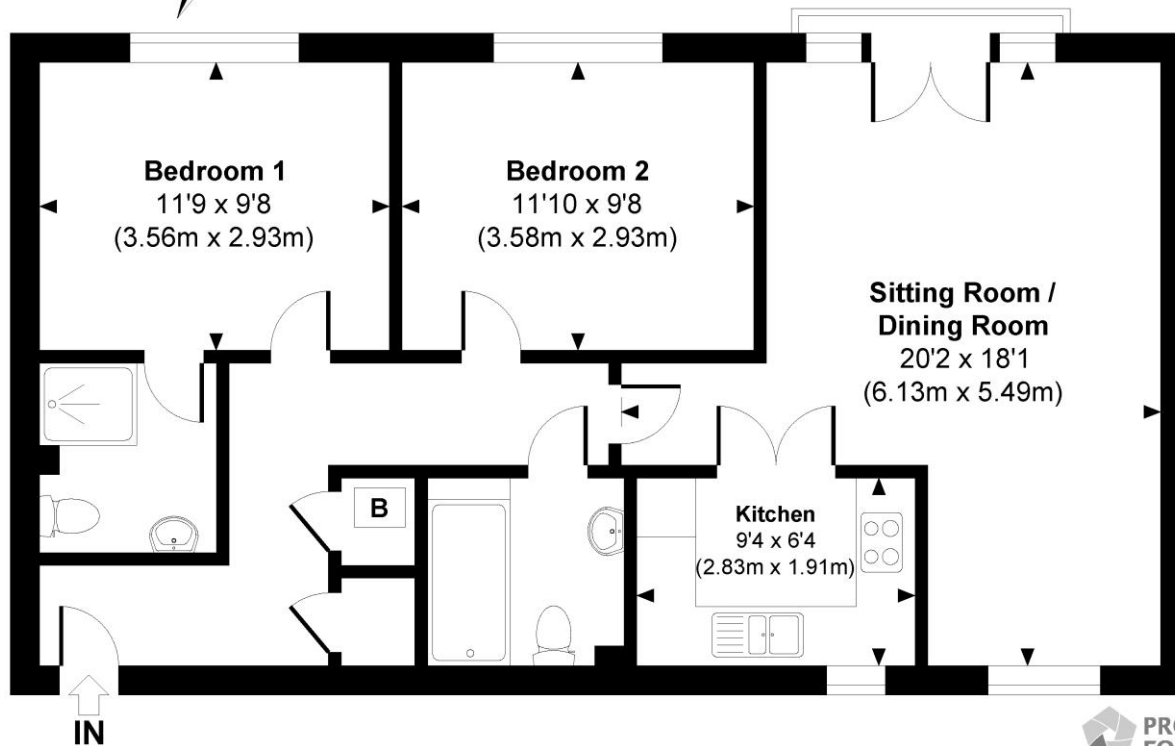






Sarum Court

Approximate Gross Internal Area
Total = 754 Sq Ft / 70.06 Sq M



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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.

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Directions

From our office in Southgate Street turn left at the traffic lights up High Street. At the mini roundabout proceed straight across into Romsey Road and take the fourth turning on the right, just after West Downs University into Sarum Road and Sarum Court is the first building on the right.

Location

Sarum Court is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools including Western Primary and Westgate Through School and is also close to Peter Symonds College.

Tenure: Leasehold – expires 01 January 2126.

Service charge: TBC

Ground rent: £200 per annum.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: B

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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