



BANKSIDE HOUSE, ELM ROAD, WINCHESTER, SO22 5LZ

Winkworth



BANKSIDE HOUSE, ELM ROAD
WINCHESTER, SO22 5LZ

STUNNING APARTMENT WITH LOVELY COMMUNAL GROUNDS

This well-presented and generously proportioned first-floor apartment offers excellent accommodation throughout. The attractive and well-planned conversion of a period building which was once home to Western School and has produced a splendid level of accommodation within a selection of beautiful apartments. The location is superb, tucked away in the corner of Elm Road with the city centre and all its amenities within easy reach. The apartment comes with lovely mature communal gardens, and it enjoys that essential commodity of allocated parking. The communal entrance only gives access to three apartments with this apartment the only one accessed from the first floor, producing excellent privacy.

The front door leads into a good-sized hallway giving access firstly to a recently refurbished, modern bathroom which is a great size and has plenty of storage cupboards and a bath with shower over. Two double bedrooms are situated either side of the hallway with the second bedroom also including fitted wardrobes and an airing cupboard. The sitting room is a lovely space to relax and with three windows on two sides, the room enjoys lots of natural daylight. Just off the sitting room, the practical and very attractive kitchen has a good array of base and wall units as well as fitted appliances including dishwasher, washing machine, hob and oven.

To the rear there are pleasing south-easterly facing communal gardens. The property benefits from an allocated parking space and plenty of visitor parking.



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Directions

From our office in Southgate Street turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Pauls Hill. Go straight over the next roundabout into Stockbridge Road and turn left into Elm Road. The property can be found towards the bottom on the left hand side, on the corner of Elm Road and Avenue Road.

Situation

Elm Road 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 house is situated in the catchment for good local schools. The road itself is very desirable, being populated with some of the more substantial period houses available to Winchester buyers.

Lease details

Leasehold - Length of Lease: 125 yrs from December 1997
Maintenance charge: circa £1,728.35 per annum – Includes Building Insurance, Window Cleaning, Gardening, General Cleaning, Moss Treatment, Electricity, Water Bill, General Maintenance, Management Fees

Services

Mains electricity, water and drainage

Council tax band

D – Winchester City Council

EPC rating

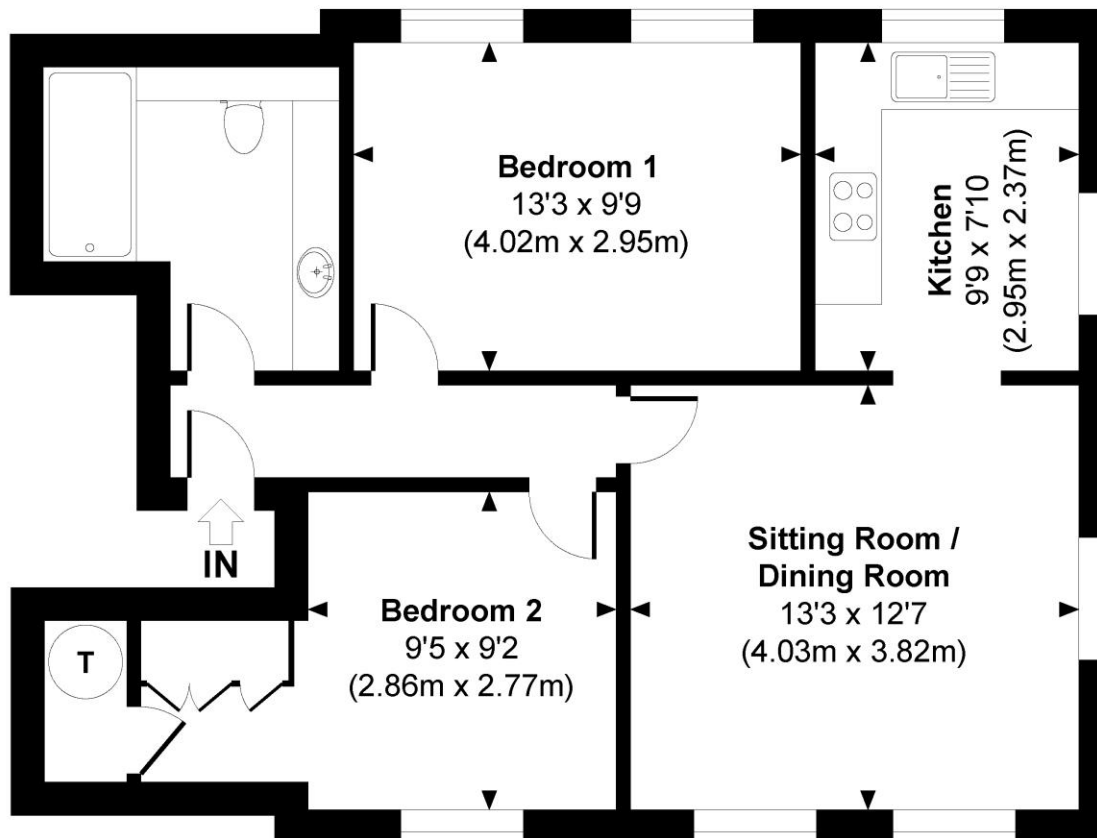
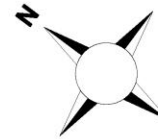
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Viewings

Strictly by appointment with Winkworth Winchester Office
Winkworth.co.uk/winchester

Bankside House

Approximate Gross Internal Area
Total = 621 Sq Ft / 57.73 Sq M



FIRST FLOOR

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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.



Winkworth Winchester

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