



Abbotts Court, Winchester, Hampshire, SO23 7BE



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Super Two-Bedroom Apartment in Great Location

This well-presented apartment is on the ground floor of a well-regarded development, ideally located for easy access to the city centre and mainline railway station. The property has the additional benefits of allocated parking and a private rear garden.

The block of just six apartments has a secure entry system and the communal areas are well maintained. The front door to the property itself leads into a welcoming hallway which is central to all the accommodation. The generous sitting room is open plan with the dining room and the whole space is incredibly light courtesy of two large windows and sliding doors opening onto the garden. The kitchen is well equipped with ample cupboard space and integrated appliances including oven, gas hob, washer/dryer and fridge/freezer. There is also space and plumbing for a slimline dishwasher.

The principal bedroom is a good size with an abundance of built-in storage and the advantage of an en-suite shower room. The second bedroom is also a double with built-in wardrobes. A family bathroom with shower over the bath can be accessed from the hallway.

The rear garden is a great size and is perfect for enjoying the sunshine and barbecues in good weather. It is fully paved with mature shrub borders and has a lovely seating area and handy shed for storage. The property comes with an allocated parking space.





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Directions

From our office in Southgate Street, proceed straight across the traffic lights into Jewry Street. Turn left at the second set of traffic lights into City Road. Turn right at the next set of traffic lights into Andover Road, then turn right into Park Road. Go over the railway bridge and take the first right into Abbotts Court. The property is on the right-hand side.

Location

Abbotts Court is located on Park Road, which is ideally situated to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate school catchments.

Tenure: Leasehold. 999 years from 1 January 2001. Service charge of £1,435 pa to include Buildings Insurance, gardening, cleaning of communal areas and window cleaning.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: C

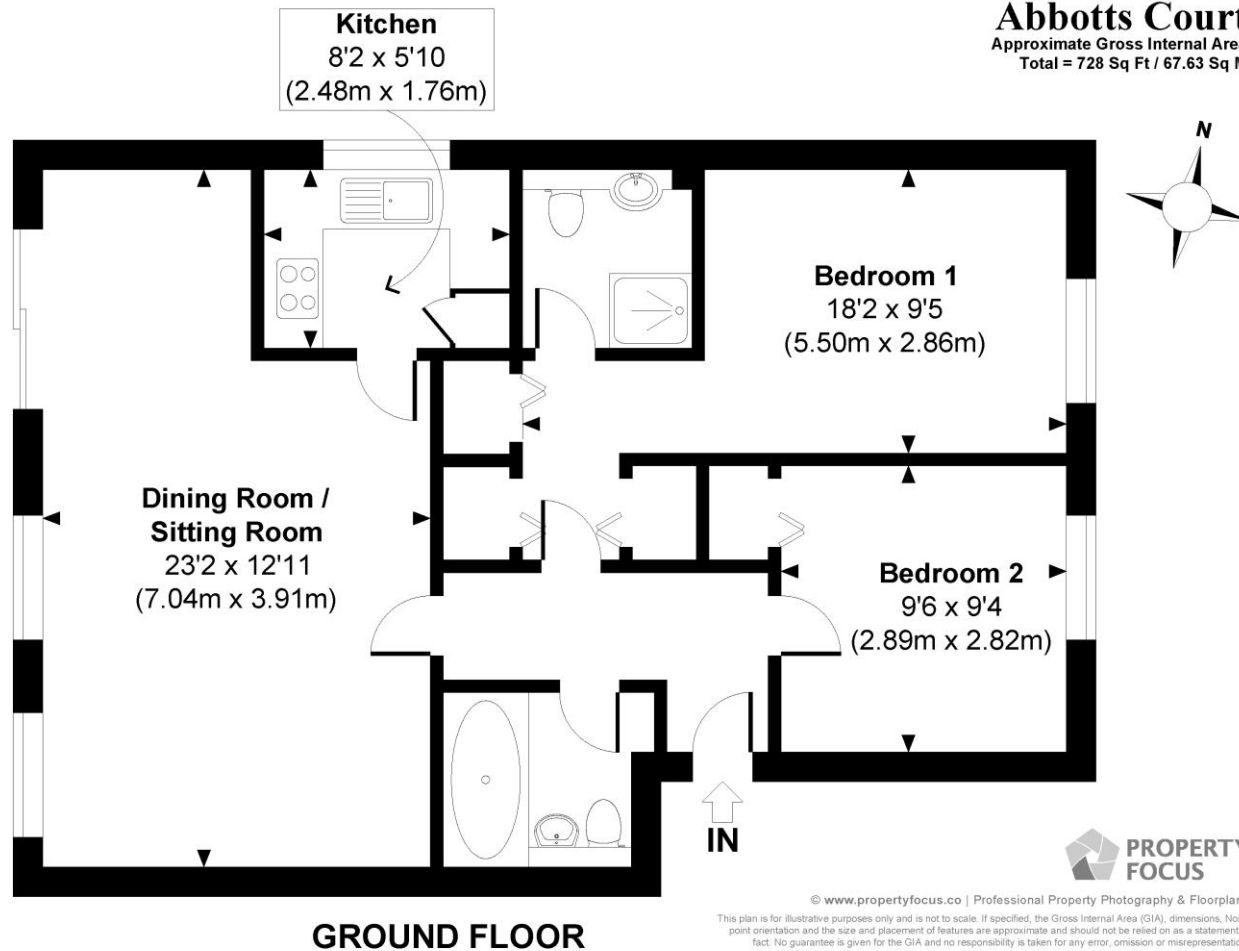
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Abbotts Court

Approximate Gross Internal Area
Total = 728 Sq Ft / 67.63 Sq M



Winkworth Winchester

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Winkworth

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