



ROYAL WINCHESTER MEWS, CHILBOLTON AVENUE, WINCHESTER, SO22 5HX

Winkworth



ROYAL WINCHESTER MEWS, CHILBOLTON AVENUE
WINCHESTER, SO22 5HX

LOVELY SPACIOUS APARTMENT WITH BALCONY

At 900 square feet this spacious and well-presented first-floor apartment offers excellent accommodation within this sought-after and exclusive small development. The location is wonderful, tucked just off Chilbolton Avenue with the city centre and all of its amenities within easy reach. The apartment comes with its own balcony as well as extensive communal gardens, and it enjoys that essential commodity of allocated parking.

The front door leads into a good spacious hallway with WC off to one side. On the other side of the hall, bedroom two is a large room with direct access to a smart en-suite. Double doors from the hall also lead through to the fantastic dual-aspect living space which includes a large sitting and dining space, and from here double doors open out to the private balcony which has room to sit and look over the grounds. The practical and very attractive kitchen has a good array of floor and wall units, space for table and chairs, and fitted appliances including dishwasher, fridge, freezer, washing machine, hob and oven. The master bedroom is a superb, grand space leading from the sitting room, with windows on three sides ensuring plenty of natural light, and with an en-suite bathroom.

To the rear there are extensive, mature and well-maintained south-west facing communal gardens. As well as an allocated parking space the property further benefits from a communal storage shed as well as plenty of visitor parking.



Royal Winchester Mews, Chilbolton Avenue Winchester, SO22 5HX

Directions

From our office in Southgate Street, turn left at the traffic lights onto the High Street. Proceed straight over the two mini roundabouts into Romsey Road. At the next mini roundabout turn right into Chilbolton Avenue, and continue on this road for approximately 0.2 miles, where the property can be found on the left-hand side.

Situation

Chilbolton Avenue is a wide tree-lined avenue of predominantly large properties stretching north to south between Stockbridge Road and Romsey Road. There is excellent access in and out of the city from this location and very good local schools are close by. The Waitrose on Stockbridge Road and the adjacent parade of shops in Stoney Lane are within easy walking distance, and approximately 1 mile away is the mainline railway station with links to London Waterloo in under an hour.

Lease details

Leasehold - Length of Lease: 999 years as of 2004
Maintenance charge: circa £2,768.64 per annum – Includes Building Insurance, Window Cleaning, Gardening, Gutter Cleaning, General Maintenance, Communal Electricity and External Redecoration.
Ground Rent: TBC

Services

Mains electricity, gas, water and drainage

Council tax band

D – Winchester City Council

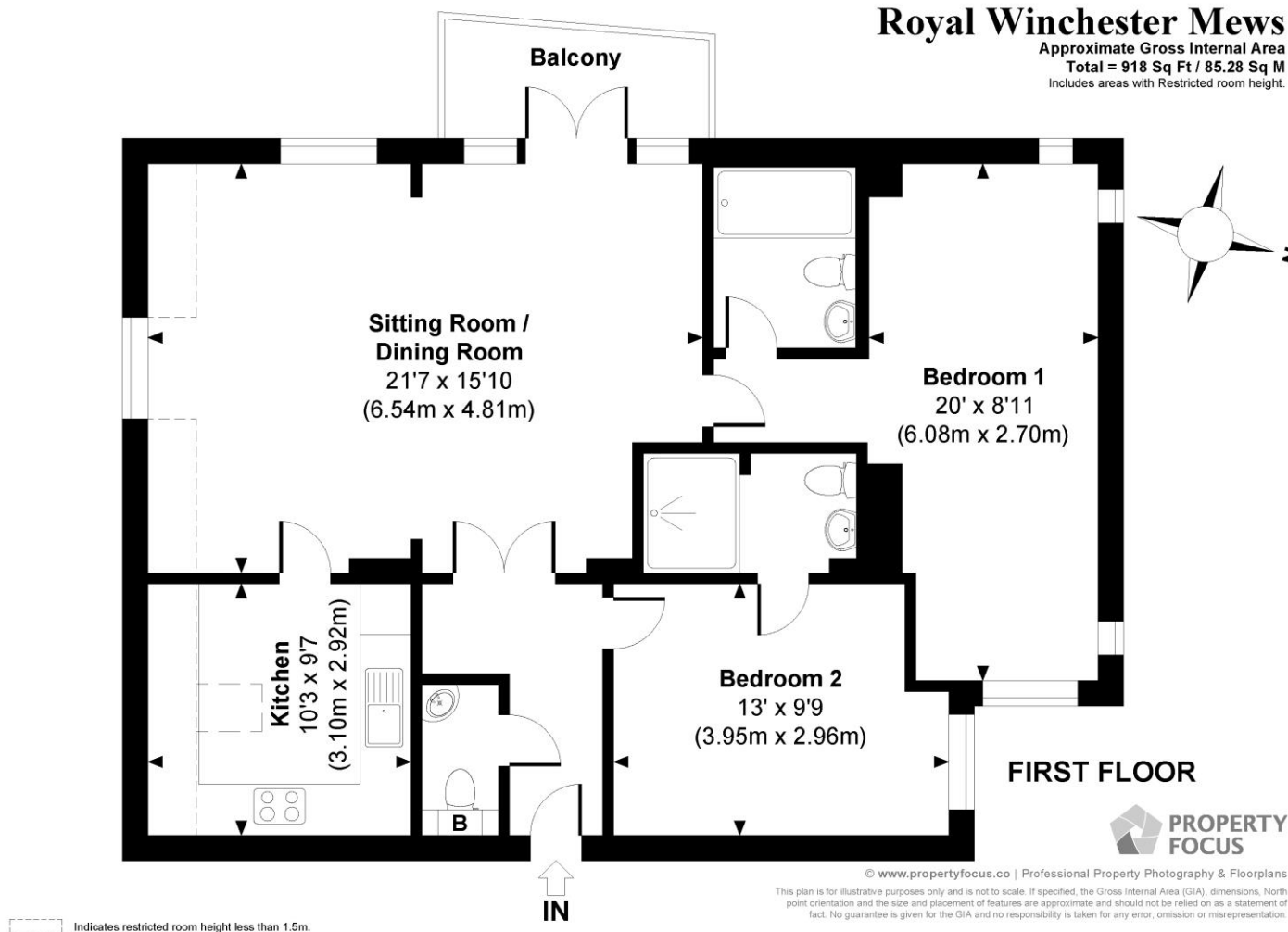
EPC rating

C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently