



Alison Way, Winchester, Hampshire, SO22 5BT

Winkworth



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Stunning Apartment in Sought-After Location

This stunning first-floor apartment is in a well-maintained block within this sought-after development, situated in a most enviable position on Oram's Arbour – close to the heart of the city, national railway station and great schools. The property enjoys a share of the freehold, and all the apartments are served by a lift.

Beautifully and extensively refurbished by the current owners in 2018, the apartment offers well-proportioned accommodation with excellent versatility that seamlessly embraces the current trend of home working. It has an overall spacious feel, with exceptionally high ceilings throughout.

The impressive and welcoming entrance hall gives fabulous sight lines through to the far end of the apartment. A triple-aspect open-plan kitchen/dining/sitting room is at the heart of this wonderful home. Beautifully laid out making it both a practical and very attractive space, there are five sash windows bringing in plenty of natural light. The modern fitted kitchen is well-appointed with integrated appliances – dishwasher, washing machine, oven with four-ring gas hob, fridge/freezer and microwave.

The principal bedroom is very spacious with a separate dressing area, en-suite shower room and wall-length fitted wardrobes with cupboards above. Bedroom two is also a double while bedroom three is a good-sized single, also benefitting from built-in storage. A study with impressive custom-built desk and extensive shelving with its own library ladder to reach the highest spots, and a smart family bathroom with shower over the bath complete the accommodation.

The property has an allocated parking space in the residents' car park to the rear of the apartment and there is a covered cycle rack for residents on site. Additional on-street parking is available on the roads around the property (Zone J). The lovely recreation area of Oram's Arbour, with a children's play park and plenty of open space, is accessed via a gate at the rear of the development.



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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 first turning on the right into Clifton Terrace. Alison Way is located on the left-hand side.

Location

Alison Way 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 apartment is situated in the catchment for good local schools, namely Western Primary and Westgate All Through School. The M3 motorway, A34 and A33 are also easily accessible from this location. Despite its central position the apartment is excellently placed on a peaceful road in the sought after and friendly location of Oram's Arbour.

Tenure: Share of Freehold. 999 years from 2000.
Maintenance charge circa £5,250 per annum to include gardening; internal redecoration of block; external redecoration of block every 7 years (last done in 2020); lift costs; cleaning, power, and lighting of common areas; general maintenance.

Services: Mains gas, electricity, water and drainage.

Winchester City Council

Council tax band: F

EPC rating: C

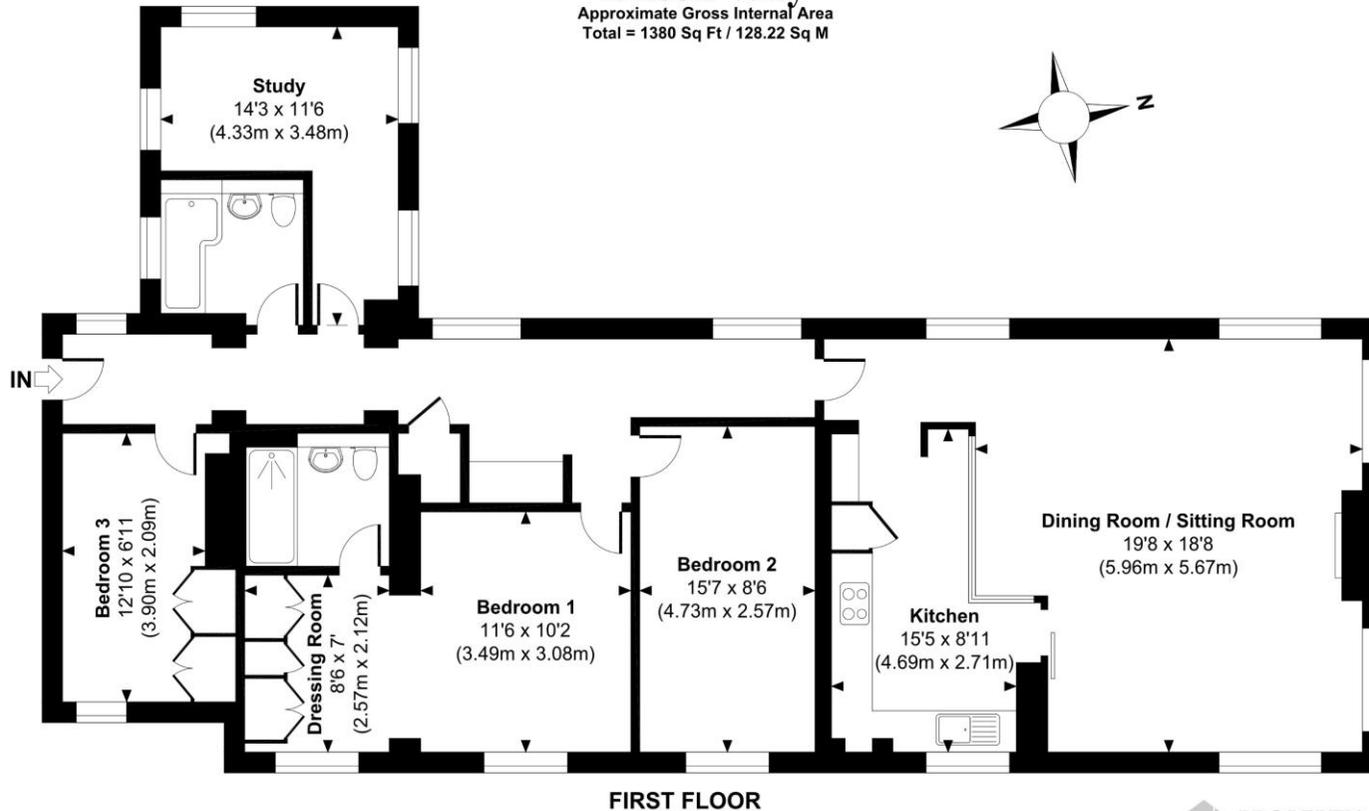
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Alison Way

Approximate Gross Internal Area
Total = 1380 Sq Ft / 128.22 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.

Winkworth Winchester

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