



**Normans, Norman Road, Winchester, Hampshire, SO23 9PP**

**Winkworth**





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## A Smart, Bright Apartment with Garage in Sought-After St Cross

This lovely first floor apartment is spacious and well-appointed and enjoys excellent natural light throughout. Situated in a quiet location off St Cross Road, the property is just a short distance from the city centre and mainline rail station.

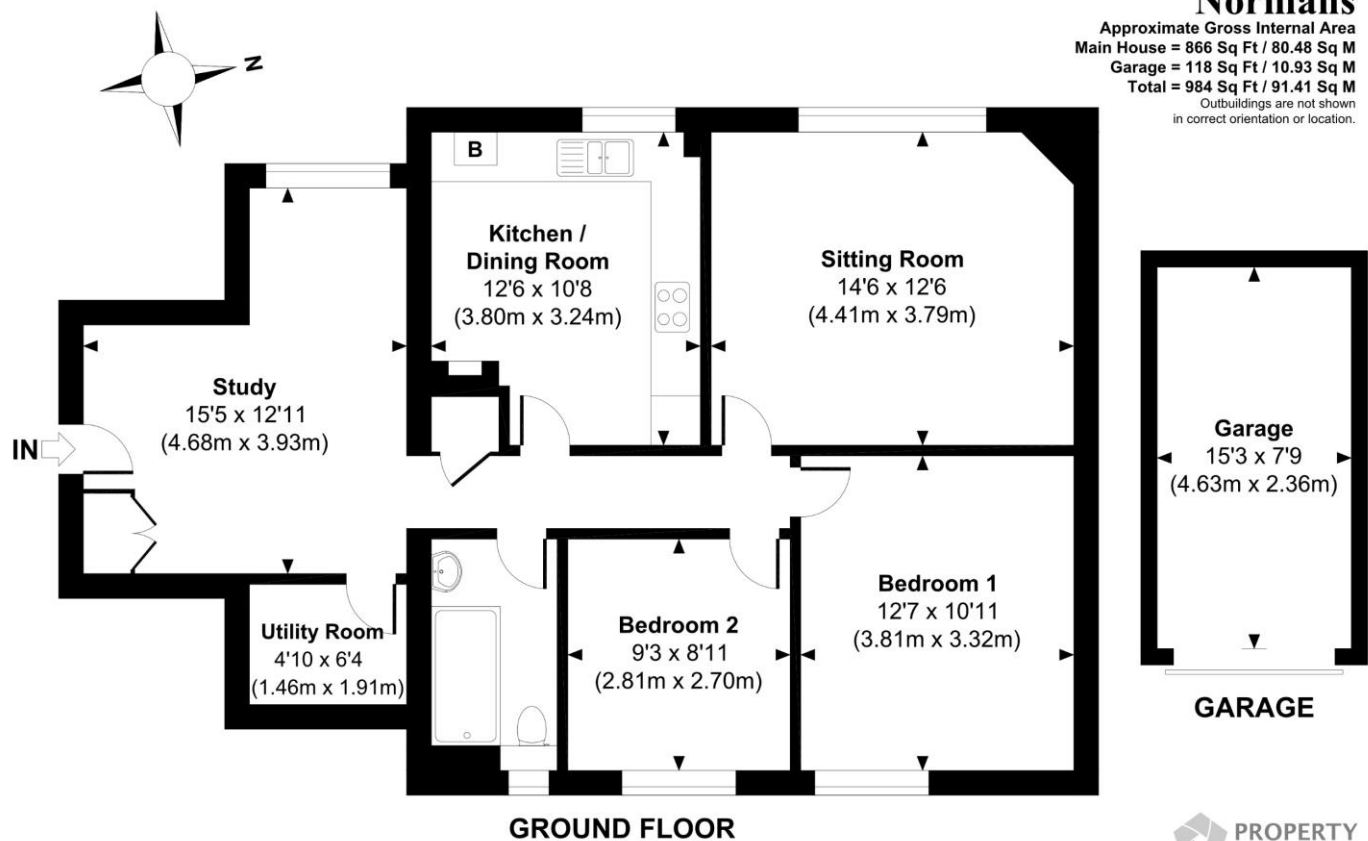
The ground floor communal hall gives access to the stairs leading up to the property, with the front door opening into a generous study area with integrated storage. This is one of only a limited number of apartments to have this additional room, making it one of the larger properties in the block. A useful utility room with built-in shelving and space and plumbing for a washing machine is situated off the study area. The fitted kitchen has plenty of base and eye-level units, with an integrated oven, hob, extractor, dishwasher and fridge/freezer. There is also ample room for table and chairs. The sitting room is a bright, welcoming room of excellent proportions with large windows allowing plenty of light and views over the pretty communal gardens. The principal bedroom is a double while bedroom two is a good-sized single and both are served by the family bathroom, which is well-presented with a bath and shower over.

There is a garage in the substantial resident-only car park at the front of the property and plenty of other parking available in the area.









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## Normans, Norman Road, Winchester, Hampshire, SO23 9PP

### Directions

From the Winkworth office proceed south along Southgate Street. Continue onto St Cross Road, then turn left into Norman Road. Take the right into Normans and the property can be found on the right-hand side.

### Location

Normans is superbly positioned in the St Cross area of the city, popular for its peaceful environment and for the relatively level walk into the city. It is also home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 60 minutes), and a level walk into the 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 close to good local state and private schools, and the lovely water meadows offer pretty walks nearby.

**Tenure:** Share of Freehold

**Service Charge:** £1,300 per annum to include buildings insurance, gardening, cleaning of communal areas, window cleaning. Periodic improvements such as decorating, putting in insulation, roof repairs, carpark repairs, putting up gates, bollards etc.

**Ground Rent:** £25.00

**Services:** Mains gas, electricity, water and drainage

**Winchester City Council, Council tax band:** C

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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