



Fitzpatrick House, 28 Manor Road, Winchester, Hampshire, SO22 5SL



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Spacious, Bright and Appealing Ground Floor Apartment

This well-presented, contemporary apartment is on the ground floor of this well-regarded development which was built by Bovis Homes in 2015. A good specification and excellent design ensure the property will greatly appeal to those who value space and high quality. Large sash windows and unusually high ceilings serve to maximise the available natural light.

Upon entry to the apartment, one is met with a long hallway with secure entry system to the left and airing cupboard with storage to the right. The hallway leads through to the superb kitchen/sitting/dining room – a wonderful space at one end of the apartment. The kitchen itself is well-appointed and bright with base and wall units arranged down two sides which provide ample cupboard space. Integrated appliances include oven/grill, gas hob, dishwasher, washing machine and fridge/freezer. There is ample space here for a sizeable dining table and chairs. The sitting room is very spacious and welcoming, with sash windows on two sides providing south-westerly views over open fields, woods and greenbelt. The main bedroom is a very good size, has built-in wardrobes and a modern, en-suite shower room. The second bedroom is also a good double with a built-in wardrobe. A stylish family bathroom with shower over bath, can be accessed from the hallway.

The property comes with two allocated parking spaces and a secure cycle store.

The apartment is situated a very short walk from regular bus services to Winchester city centre and the train station, as well as to surrounding villages. There are wrap around communal gardens and a children's play area close by within the development.

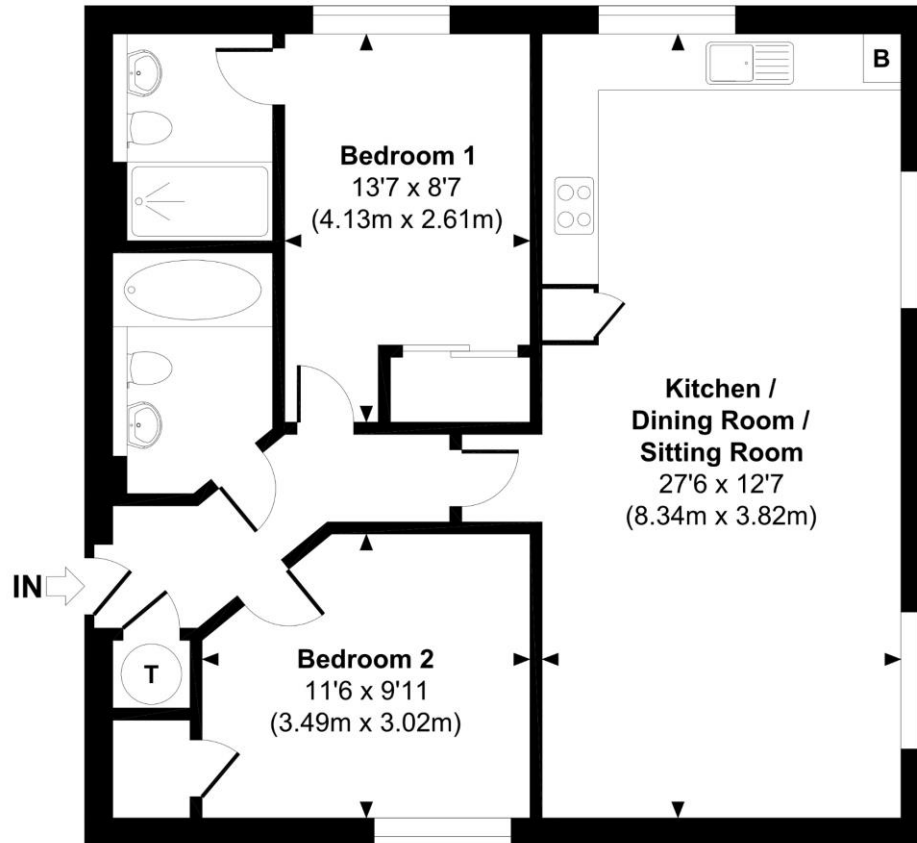




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Fitzpatrick House

Approximate Gross Internal Area
Total = 755 Sq Ft / 70.15 Sq M



GROUND 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.



Directions

From our office in Southgate Street, turn left at the traffic lights onto the High Street. Proceed straight over the mini roundabout into Romsey Road and continue straight over next mini roundabout. Turn right into Pitt Road then the next right into Manor Road and the property can be found on the right-hand side.

Location

The property is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approximately 60 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 Park & Ride to the city centre and mainline rail station is just across the road. The apartment is situated in the catchment for good local schools, including Kings' School. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Leasehold – 999 years from 12/2015.

Maintenance charge circa £1,812 per annum to include buildings insurance, communal cleaning, communal electricity, maintenance, gardening, Health and Safety report yearly, fire risk assessment, communal window cleaning, inspections & accounting fees. Ground rent £367 per annum.

Services: Mains gas, electricity, water and drainage

Winchester Council tax band: C

EPC rating: B

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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