



Braemore Court, Marnhull Rise, Winchester, SO22 5FA

Winkworth

Braemore Court, Marnhull Rise, Winchester, Hampshire, SO22 5FA



A Wonderful First Floor Apartment Situated in a Peaceful Location

Available with no forward chain, this excellent property is situated only a mile from the city centre but offers a lovely peaceful setting. The generously proportioned and well-presented first floor apartment provides circa 880 sq ft of accommodation.

The spacious entrance hall gives access to all the principal rooms. The open plan sitting/dining room is an excellent space and is lovely and bright courtesy of large south-facing windows. The fitted kitchen is well equipped with plenty of base and eye-level units providing storage while integrated appliances including oven with grill, gas hob, extractor, fridge/freezer, washer/dryer and dishwasher.

There are two good size double bedrooms, both with built-in wardrobes. Bedroom one also has the advantage of a sleek en-suite shower room and there is a further bathroom situated off the hallway with bath and shower over. A useful storage cupboard and airing cupboard are also in the hallway.

Outside there is allocated parking to the front and beautifully maintained gardens to the rear of the property along with a communal bin store and cycle shed.



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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 take the first left into Sarum Road. Marnhull Rise is the first turning on the left and Braemore Court is on the left as you turn in.

Location

Marnhull Rise is accessed from Sarum Road and is conveniently located for the mainline railway station and the city centre, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, and, of course, the City's historic Cathedral. The M3 and A34 are also easily accessible from this location. The property is in the catchment for Kings' School.

Tenure: Share of Freehold. Lease with 105 years remaining. Service charge of £2,113.17 per annum to include buildings insurance, window cleaning, gutter and roof cleaning, fire alarm maintenance, emergency lights, smoke vents and gardening. Estate charge of £549.60 per annum.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: C

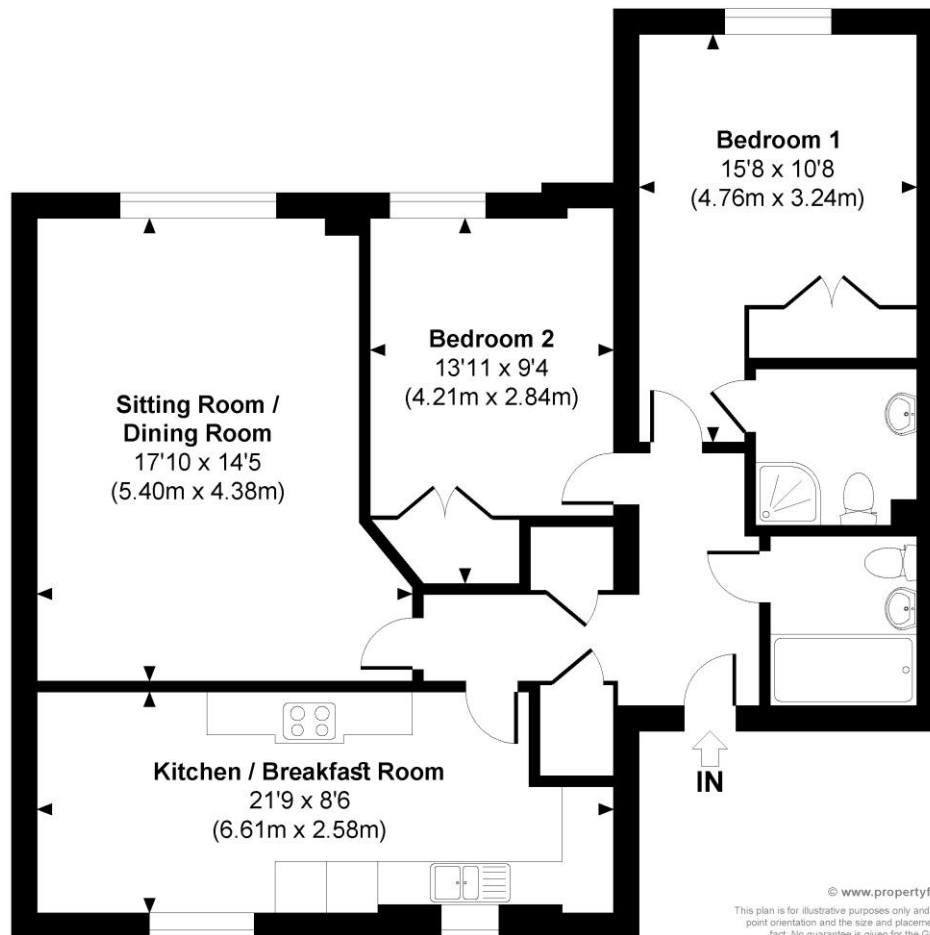
Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Braemore Court

Approximate Gross Internal Area
Total = 880 Sq Ft / 81.79 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

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

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

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