



Chilcombe Heights, Quarry Road, Winchester, SO23 0HR

Winkworth

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Apartment with Balcony Close to City Centre

This excellent apartment is situated on the first floor in a small development of just ten apartments. The location is ideal, in a residential road close to the city centre with easy access to the motorway. It has the additional benefit of off-street parking and communal gardens.

The living space is well planned with the fitted kitchen at one end featuring a useful breakfast bar seating area. The kitchen itself is well equipped with base and eye-level units providing plenty of storage and integrated appliances including oven, hob and dishwasher. The dual aspect sitting/dining room is bathed in natural light courtesy of a large balcony to the rear with views over the communal gardens and South Downs.

The bedroom is a good size with built-in storage, along with further storage in the hallway. It is served by the fully tiled bathroom with bath and shower over.

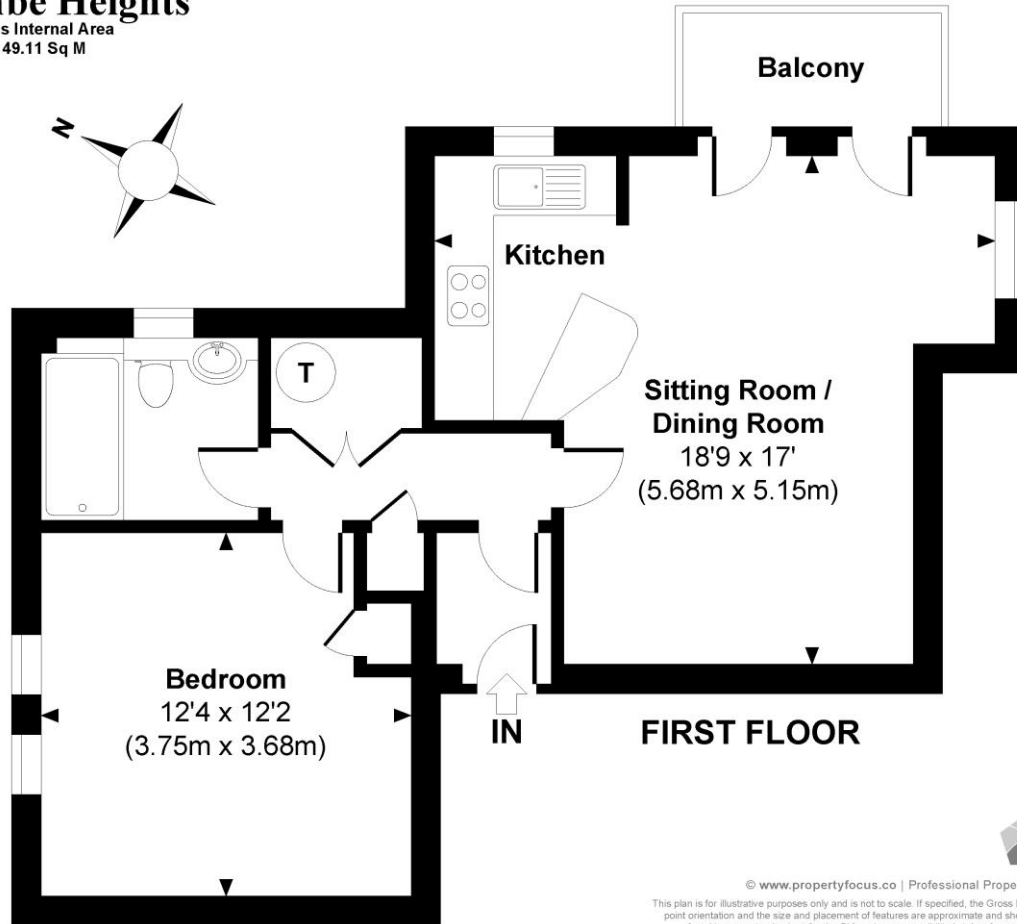
Outside, the well-maintained communal gardens are mainly laid to lawn with shrub and tree borders. The private car park lies to the front. Further permit parking on Quarry Road can be applied for.





Chilcombe Heights

Approximate Gross Internal Area
Total = 529 Sq Ft / 49.11 Sq M



Chilcombe Heights, Quarry Road, Winchester, Hampshire, SO23 0HR

Directions

Leave Winchester city centre in an Easterly direction on Bridge Street and at the next roundabout turn right onto Chesil Street. Turn left into East Hill, and at the fork in the road, keep left onto Quarry Road. Continue on this road and Chilcombe Heights can be found on the right-hand side.

Location

Chilcombe Heights is approximately half a mile from Winchester city centre and just over a mile to the mainline railway station. There is easy access to the M3, M27, A34 and Southampton Airport Parkway. The property is close to many river walks, the water meadows, St Catherine's Hill and St Giles Hill. The local Winchester schools have excellent reputations, and the highly regarded Peter Symonds College is just two miles away. The famous Black Boy pub and the new sports centre are just minutes away, while walks along the South Downs way are almost on the doorstep.

Tenure: Share of Freehold. Each apartment owns 1/10 of the freehold. 999 year lease from 29 September 1983, expiring 2982. Service charge £1,000 for the period 01/01/2024 to 31/12/2024.

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](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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