



Flat 1, 36 Romsey Road, Winchester, Hampshire, SO22 5DL

Winkworth

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A Bright, Spacious, Ground Floor Apartment in a Converted Period House

An attractive, spacious maisonette occupying the ground floor of this period building a short walk to the city centre and railway station and particularly well placed for the hospital and university. The apartment is nicely set back from the road and has the benefit of a private garden which is directly accessed outside the front door.

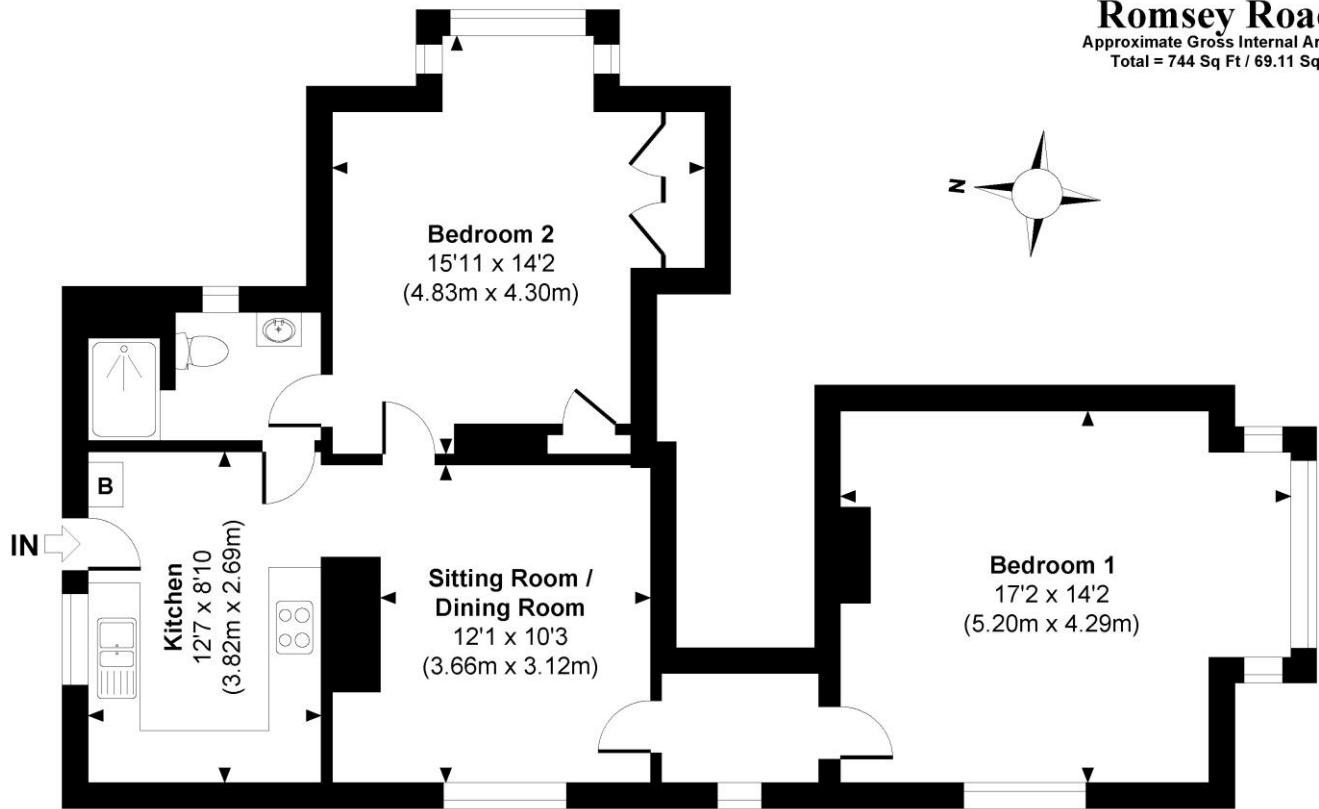
The property extends to some 750 square feet including two wonderfully spacious, bright bedrooms with large bay windows and classical features. The flat is entered straight into the bright kitchen which is fitted with base and eye level units, space for appliances and an integrated gas hob with oven beneath. There is a newly installed heating system and recently replaced white goods. The kitchen is semi-open plan to the sitting/dining room beyond, a sociable arrangement with both spaces tied together by the same tiled floor. One of the large bedrooms is reached from kitchen end of sitting room, and the larger of the two bedrooms is accessed via a short passageway to the rear of the apartment. The rooms all look out onto gardens to all sides, giving a light, airy feel.

The maisonette enjoys a private, low maintenance garden including two sheds. The property has the rare benefit of a share of freehold with no ground rent or service charge.

NB There are no parking permits available for this property, but there is free street parking and a multi storey opposite, further spaces available to hire nearby and bus stops metres away.







Romsey Road
 Approximate Gross Internal Area
 Total = 744 Sq Ft / 69.11 Sq M



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Directions

From our office at 72 High Street turn left. At the mini roundabout proceed straight across into Romsey Road, and the property can be found on the right hand side opposite the hospital.

Location

Romsey Road 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, Winchester University, museums and, of course, the City's historic Cathedral.

Tenure: Share of Freehold with 992 years remaining. No ground rent or service charge.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: B

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office



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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.

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