



Guinevere House, Fellowes Rise, Winchester, Hampshire, SO22 5TE

Winkworth



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Luxury High Specification Apartment Close to City Centre

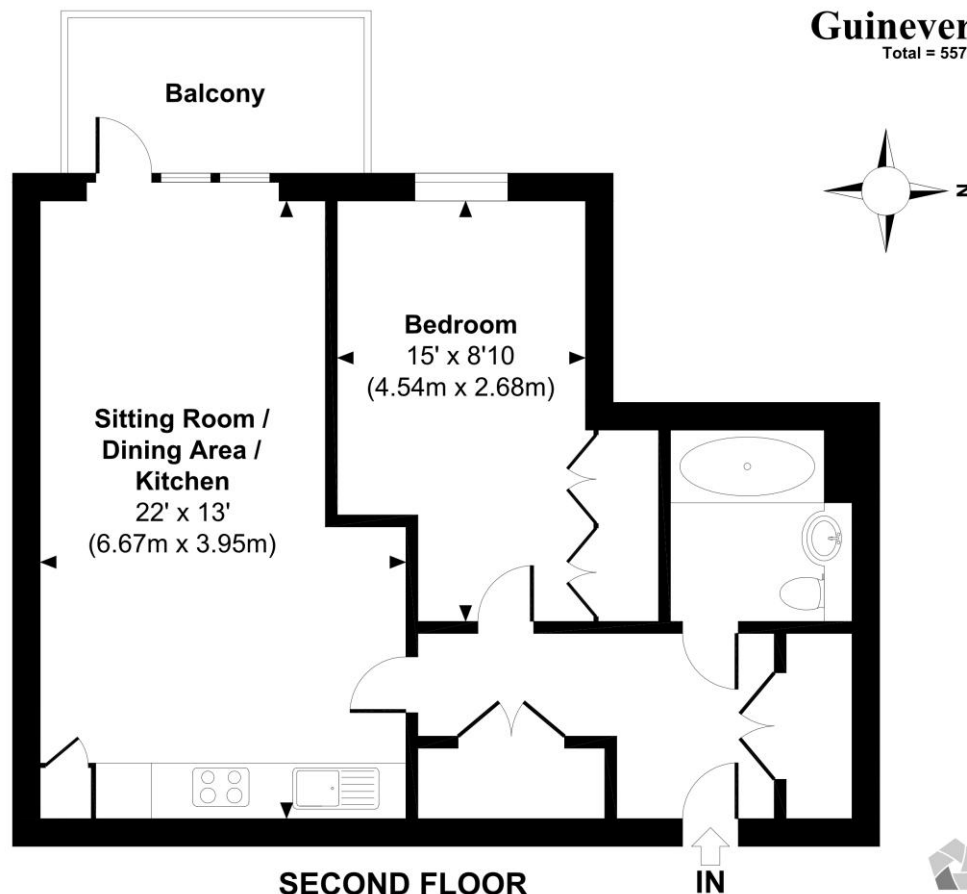
Knights Quarter is a superb development of new apartments and houses located in the heart of Winchester. Benefits of the complex are a residents' on-site gym, secure bike store, secure allocated underground parking, on-site concierge and attractive landscaped communal gardens. A lift serves all floors and the block is beautifully maintained. The apartment is offered with no forward chain.

The high specification property can be reached via either stairs or lift and is entered from the second-floor landing. The apartment hallway is spacious and welcoming, leading through to the stunning, modern kitchen which is open plan to the living area. Contemporary base and eye-level units provide plenty of storage and integrated appliances include fridge/freezer, oven, hob, extractor, microwave, dishwasher and wine cooler. The sitting room is immaculately presented and has the advantage of a good sized southwest facing balcony with views over the communal gardens and space for a table and chairs. The bedroom is a great size with double built-in wardrobes. Both the bedroom and sitting room have the benefit of floor to ceilings windows with custom-made blackout blinds and shutters.

The bathroom is impressive with a shower above the bath, heated towel rail and a fitted cupboard. The gold-coloured plumbing fixtures add to a feeling of real luxury. Back in the hallway, there are large, double, built-in cupboards providing a great deal of further storage. A further utility cupboard houses the hot water tank and there is space and plumbing for a washing machine, with the current model being included in the sale.

The apartment has an allocated parking space in the secure allocated underground parking space which has internal stairs and lift to take you directly up to the second floor. The exclusive residents' gym is located on the ground floor of the adjacent building, where there is also secure cycle storage.





Guinevere House

Total = 557 Sq Ft / 51.78 Sq M

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Directions

From our office continue up the high street. At the mini roundabout proceed straight across into Romsey Road. Turn right at Fellowes Rise into Knights Quarter. Follow the road round to the right past Lancelot House to Guinevere House on your right.

Location

Knights Quarter 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.

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Leasehold

EPC RATING: B

PARKING: Allocated parking.

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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