



WARWICK COURT, NORTHLANDS DRIVE, HAMPSHIRE, SO23
£175,000 LEASEHOLD

**A BRIGHT APARTMENT WITHIN EASY REACH OF
THE STATION AND CITY**

Winchester, 01962866777, winchester@winkworth.co.uk

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DESCRIPTION:


A pleasant ground floor apartment superbly positioned for easy access to the mainline railway station and the city centre with all its amenities. The property has been decorated in a neutral palette of colour that complements the abundance of natural light throughout.

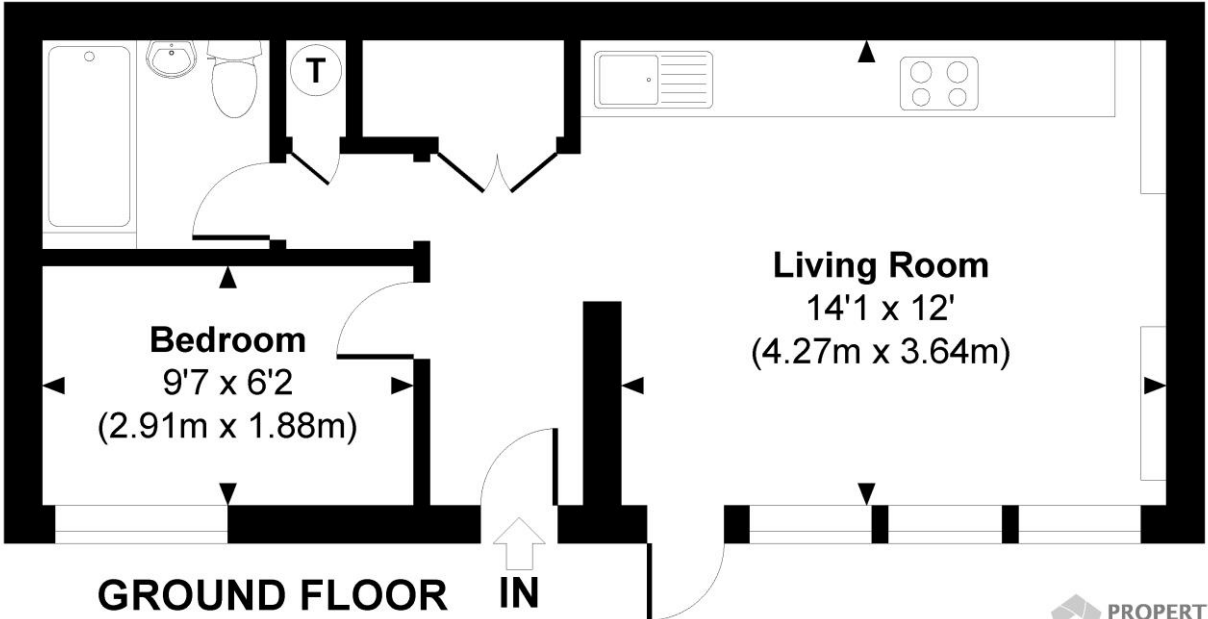
The apartment is pleasingly arranged - the entrance hall giving access to the large open-plan kitchen/living room which is an excellent shape and size to accommodate both casual seating and a dining table and chairs. The kitchen runs neatly along one side with ample base and eye level units. Integrated appliances include oven, hob, extractor and washing machine and there is space for free standing appliances here also. An inner hall leading from the living room to the bedroom and bathroom has useful built in storage.

Outside there is a well-maintained communal garden. The apartment benefits from off-street residents parking as well as permit parking.

Warwick Court

Approximate Gross Internal Area
Total = 346 Sq Ft / 32.16 Sq M






Living Room
14'1 x 12'
(4.27m x 3.64m)


Bedroom
9'7 x 6'2
(2.91m x 1.88m)

GROUND FLOOR IN



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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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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