



Kings Lodge, Winchester, Hampshire, SO22 5GH



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Superb Contemporary Apartment

A beautifully presented and spacious second floor apartment in this exclusive development built by Messrs Barratt Homes in 2010. The property has been finished to a high specification throughout and the design maximises the available space. All in all, a superb apartment, ideal for investors and first-time buyers alike.

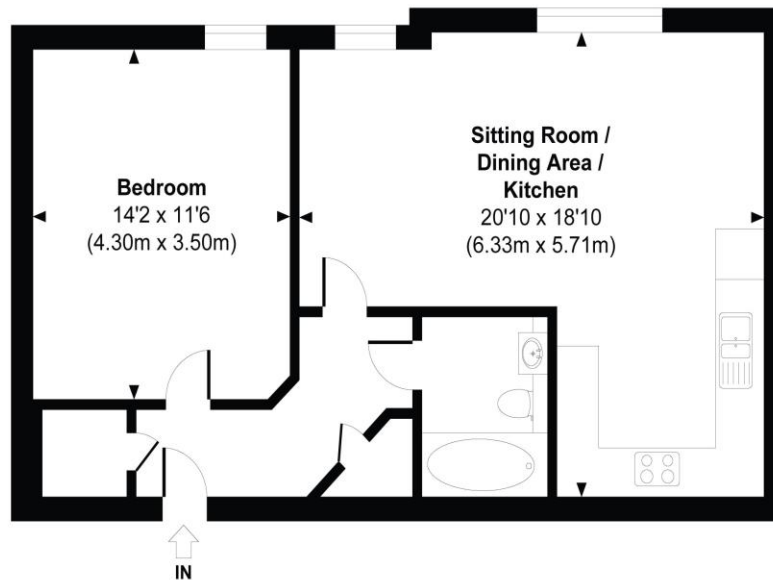
The entrance hall, which has ample storage, leads to the open plan, L-shaped, kitchen/sitting/dining room. The kitchen itself is well-appointed and bright with modern sleek units providing plenty of cupboard space, and integral appliances including oven, hob, dishwasher, washing machine, fridge and freezer. The sitting/dining area is very spacious and well planned. The double bedroom is a very good size, and the smart bathroom, accessed from the hallway, completes the accommodation.

The property benefits from a secure bike shed, an allocated parking space, and further visitors parking. There are well-tended communal gardens.



Kings Lodge

Approximate Gross Internal Area
Total = 598 Sq Ft / 55.58 Sq M



SECOND FLOOR

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

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Directions

From our office turn left up the High Street. Proceed straight over the mini roundabout into Romsey Road and continue straight over next mini roundabout. Turn left into Highcroft Road and the property is in the first block on the left.

Location

Kings Lodge 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, museums and, of course, the City's historic Cathedral. The property is situated in the catchment for good local schools, including Kings' School. The M3 motorway, A33 and A34 are also easily accessible from this location. Royal Hampshire County Hospital is a short distance away and Winchester mainline train station is 1.1 miles away.

Tenure

Leasehold. 155-year lease from 1/12/2009
Service charge: circa £1,609.68 per annum to include all communal area services, buildings insurance and external window cleaning. Ground rent: £200.00 per annum.

Services

Mains gas, electricity, water (metered) and drainage

Council tax band

B – Winchester City Council

Current EPC rating

B

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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