



Warwick Court, Northlands Drive, Winchester, Hampshire, SO23 7AN

Winkworth

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Two-bedroom apartment with balcony and within easy reach of the city centre

A bright, very spacious first floor apartment superbly positioned for easy access to the mainline railway station and the city centre with all its amenities. The property would be ideal for first time buyers or those looking to downsize.

The entrance hall is lined with plenty of storage cupboards and leads through to the generous sitting room with multiple windows providing an enjoyable amount of natural light. Located to the front of the apartment is the kitchen which is fitted with ample base and eye level units together with space for appliances such as a washing machine and dishwasher. An inner hall leads from the sitting room to the bathroom and the bedrooms, both of which are a comfortable size and bedroom one is flooded with light courtesy of the full-length windows. A balcony that overlooks the communal gardens adjoins both bedroom one and the sitting room and is perfect for relaxing – the balcony can be either enclosed during cooler weather, or left open to enjoy its south-facing orientation.

Outside there is a well-maintained communal garden, ideal for enjoying the coming warmer months. The apartment benefits from off-street parking as well as a double garage.

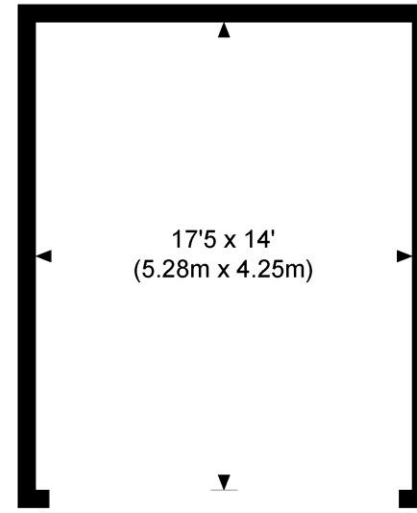




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Approximate Gross Internal Area
Main House = 748 Sq Ft / 69.53 Sq M
Garage = 242 Sq Ft / 22.44 Sq M
Total = 990 Sq Ft / 91.97 Sq M
Outbuildings are not shown in correct orientation or location.

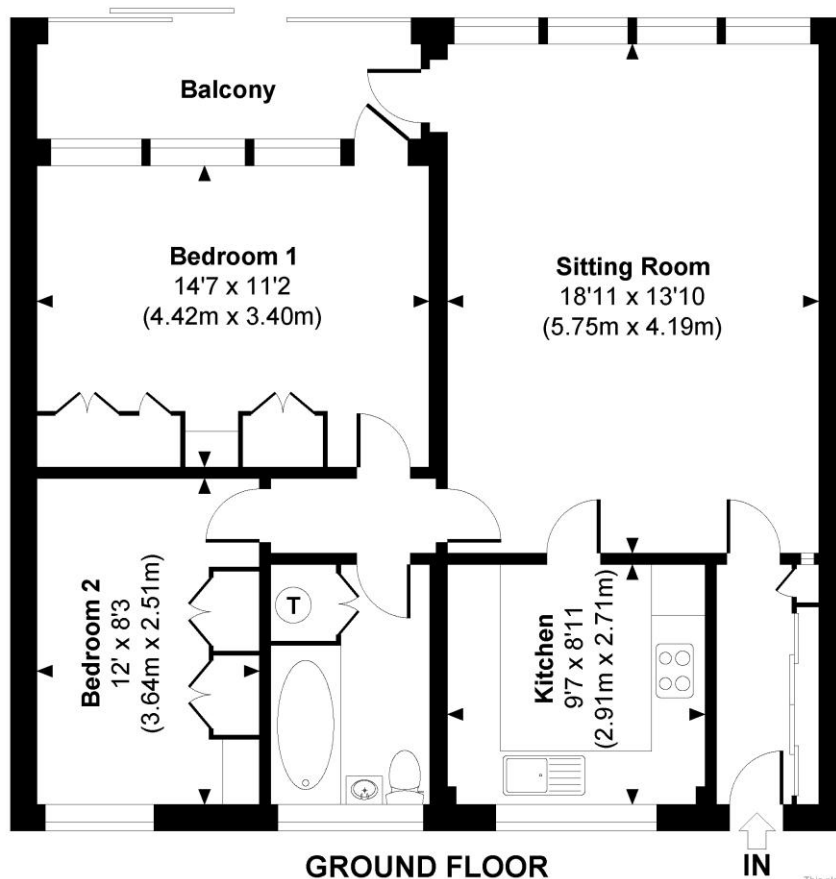


GARAGE



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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.



Directions

From Southgate Street turn left into the High Street and take the second exit at the roundabout, following the one-way system down to the traffic lights. Proceed straight across and take the second right onto Worthy Lane. Take the third left into Northlands Drive. Warwick Court is on the left-hand side before the turning into Warwick Drive.

Location

Northlands Drive is a quiet residential street in the popular location of Abbots Barton, ideally located to give easy access to Winchester railway station. It is a short walk to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the St Bede and Westgate School catchments.

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 February 2025.
MOBILE SIGNAL: Coverage With Certain Providers.
HEATING: Electric Heating.
TENURE: Leasehold.
EPC RATING: C
PARKING: Off street parking.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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