



FRASER GARDENS, WINCHESTER, SO22 5GB

Carter Jonas

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Open plan kitchen/living room • Two Bedrooms • Bathroom •
Two Allocated parking spaces within under-croft garage •
Communal grounds • Security intercom • EPC rating C

PROPERTY

Built by Linden Homes in 2008/2009, this bright west facing apartment is located on the first floor. Accessed via communal entrance with stairs to all floors. The private entrance door opens to the hallway with doors through to the open plan sitting/dining room which in turn opens through to the kitchen which is fitted with wall, base and drawer units and integrated appliances. There are two bedrooms, with bedroom one having built in wardrobes and the accommodation is completed by the bathroom. Externally the property is set within communal gardens with an array of established trees, shrubs, and lawns.

OUTSIDE

The property also has two allocated parking spaces within the under-croft garage.

LOCATION

Fraser gardens is located towards the top of Chilbolton Avenue with the junction with Sarum Road. Ideally located a short distance from public transport links (Romsey Road) and approximately 1 mile from the city centre and just 0.5 miles from Winchester hospital.

ADDITIONAL INFORMATION

Tenure: Leasehold. 125 year lease from January 2008.
Service charge: £2,119.52 (2022). Ground rent: £192.00.
Services: Mains Electricity, water and drainage.
Local authority: Winchester City Council. Council Tax Band C.
Viewing: Strictly via the agent Carter Jonas.

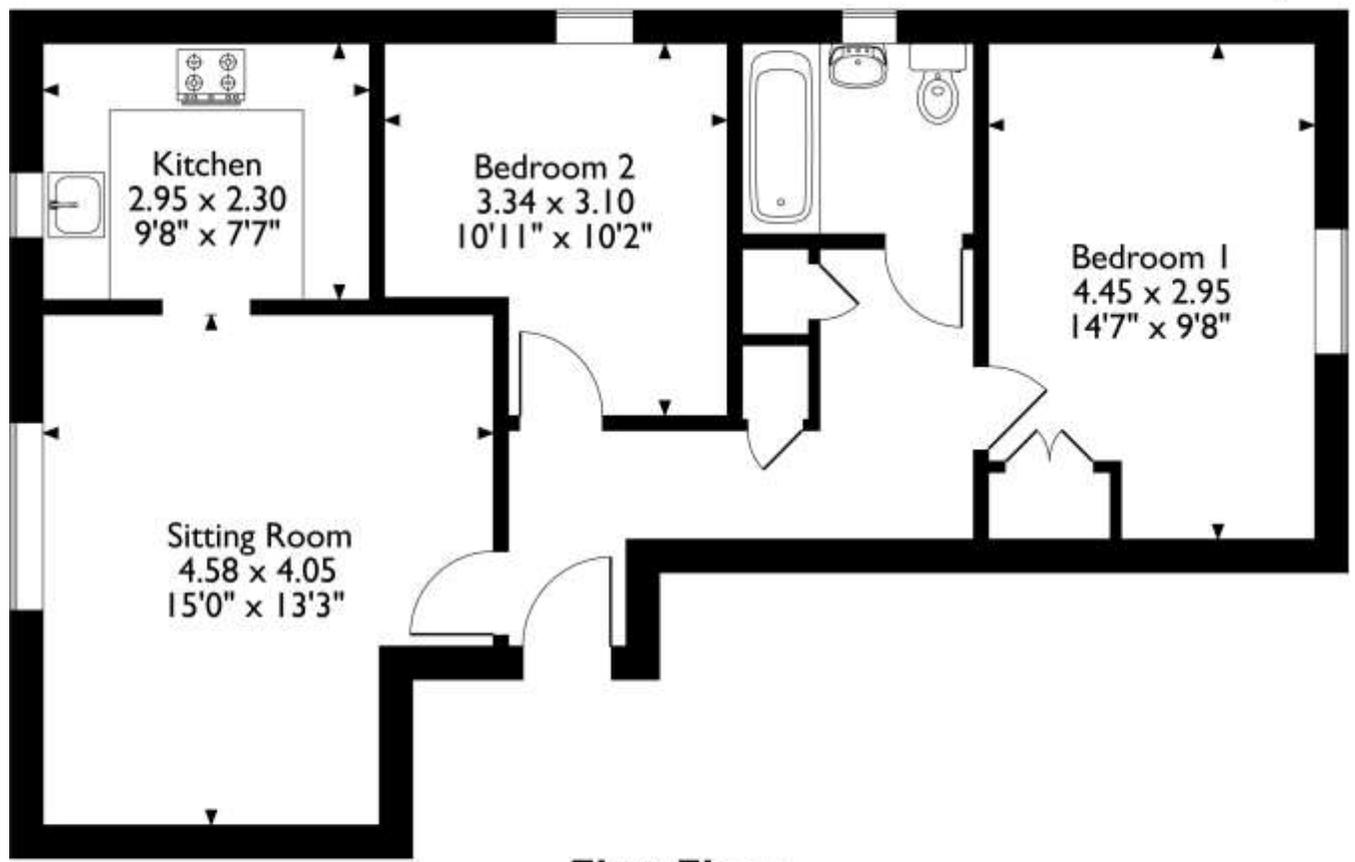
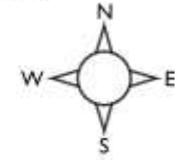
A 2 BEDROOM FIRST FLOOR APARTMENT, IDEAL FOR INVESTMENT OR FIRST TIME BUY





12, Fraser Gardens, Winchester, Hampshire

Approximate Gross Internal Area 61 Sq M/657 Sq Ft



Kitchen
2.95 x 2.30
9'8" x 7'7"

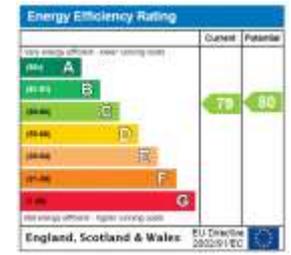
Bedroom 2
3.34 x 3.10
10'11" x 10'2"

Bedroom 1
4.45 x 2.95
14'7" x 9'8"

Sitting Room
4.58 x 4.05
15'0" x 13'3"

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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