



FLAT 1, KINGS LODGE

Highcroft Road, Winchester, Hampshire, SO22 5GH

Carter Jonas

FLAT 1, KINGS LODGE, HIGHCROFT ROAD, WINCHESTER, HAMPSHIRE, SO22 5GH

- Ground floor apartment
- Newly fitted kitchen
- Principal bedroom with en suite shower room
- Second bedroom
- Open plan kitchen / living room
- Allocated parking and visitors parking
- Communal gardens
- Convenient location for Winchester University and Hospital
- EPC rating B

DESCRIPTION

The property is accessed via a communal entrance and found off the rear hallway. Upon entering the apartment the internal hall provides access to all the principal rooms. The kitchen / living room houses a newly fitted kitchen with a range of contemporary units with integrated appliances. In addition to a breakfast bar there is plenty of space for a kitchen table. The remainder of this room can be used as a sitting room area, with shuttered windows to the front. The apartment has a good amount of storage, with two walk-in cupboards in the hallway. The principal bedroom has an en suite shower room and fitted wardrobes. The second bedroom is a good size with a front aspect window, and this bedroom is conveniently located for the main bathroom.

TWO BEDROOM APARTMENT IN POPULAR DEVELOPMENT WITH CONTEMPORARY INTERIORS



Externally, the block has the benefit of communal grounds and gardens, with bike store, allocated parking and visitor's parking spaces.

LOCATION

Situated to the south-west of the city centre, off Romsey Road, Kings Lodge is well placed for Winchester's wide range of cultural, leisure and recreational facilities. The mainline station is just over a mile away and provides frequent services to London Waterloo in less than an hour. There are also excellent road links to London via the M3, the south coast via the M27 and north to Newbury and Oxford via the A34. Southampton Airport is about 10 miles away by road or about 10 minutes by rail. The area is well served by schools including St Peter's Catholic Primary School, Ofsted's 'Outstanding' Kings' Secondary School and renowned Peter Symonds Sixth Form College.

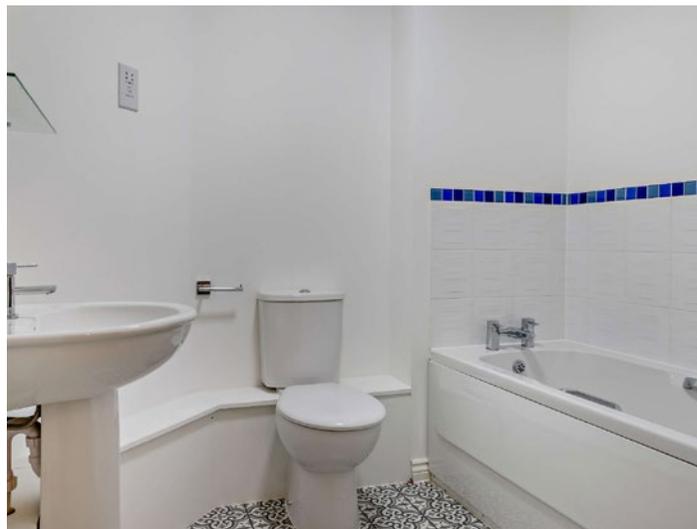
ADDITIONAL INFORMATION

Tenure: Leasehold. 155 year lease from December 2009. 141 years and 1 month remaining. Ground rent £800. Ground rent review period and how much it will increase: TBC. Annual service charge: £1,458. Service charge review period: TBC.

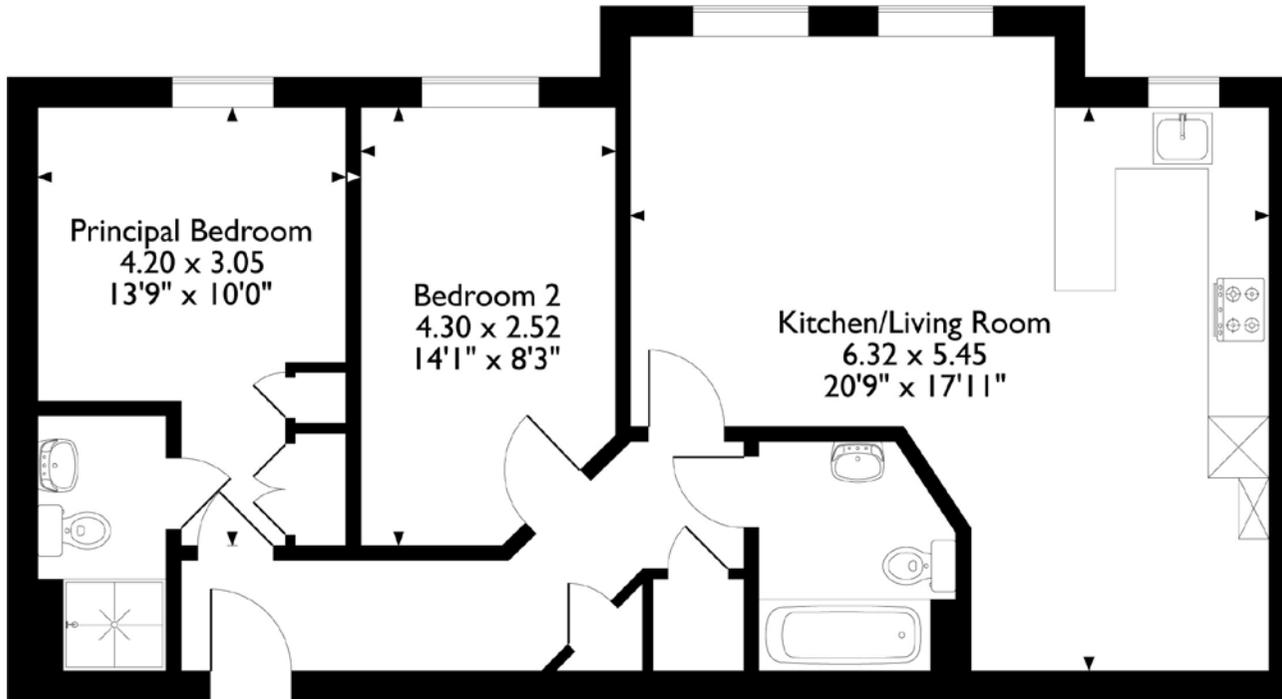
Services: Mains water, electricity, gas and drainage. Gas central heating.

Local Authority: Winchester City Council. Council Tax Band C.

Viewings: Strictly via the agent Carter Jonas.



Kings Lodge, Flat 1, Highcroft Road, Winchester, Hampshire
 Approximate Gross Internal Area
 70 Sq M/751 Sq Ft



Ground 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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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