



12 ORCHARD HOUSE

Burma Road, Off Sparkford Road, Winchester, SO22 4NW

Carter Jonas

12 ORCHARD HOUSE, BURMA ROAD, OFF SPARKFORD ROAD, SO22 4NW

ONE BEDROOM, SECOND FLOOR APARTMENT

- Bedroom with ensuite bathroom
- Separate cloakroom
- Modern kitchen with appliances
- Allocated parking
- EPC rating B
- No chain

DESCRIPTION

A fantastic second floor apartment, having been built in 2010 as part conversion and newbuild. The secure entrance door affords access to communal entrance with stairs and lifts to all floors. The private door opens to the spacious hallway with doors through to the open plan kitchen/ dining/sitting room, separate cloakroom and bedroom. The sitting/dining/kitchen has double doors opening to the Juliet balcony. The kitchen area is fitted with a modern range of wall, base and drawer units with integrated appliances including washer/dryer, dishwasher and fridge/ freezer. The bedroom is a good sized double room with ensuite bathroom.

OUTSIDE

Externally there are communal bin and cycle stores and one allocated parking space.



LOCATION

The Cathedral city of Winchester lies amidst rolling chalk downs and water meadows in the heart of Hampshire. The city centre provides a wide range of shops, restaurants, cafes and bars. Recreational facilities include a leisure centre with gym and swimming pool, an abundance of sports clubs, theatres and a cinema.

Situated to the west of the city, Orchard House is located approximately one mile from the centre and the railway station, (London Waterloo in about an hour). Winchester is an excellent location for road and air travellers, junctions 9, 10 and 11 of the M3 being within a couple of miles and Southampton Airport about 12 miles away.

ADDITIONAL INFORMATION

Tenure: Leasehold, 125 years from 1 November 2006, 107 years, 9 months remaining.

Ground Rent: £150. Ground Rent Review Period: November 2031 increasing to £300.

Annual Service Charge: £2,890. Service Charge Review Period: TBC.

Services: Mains water, electricity, drainage.

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

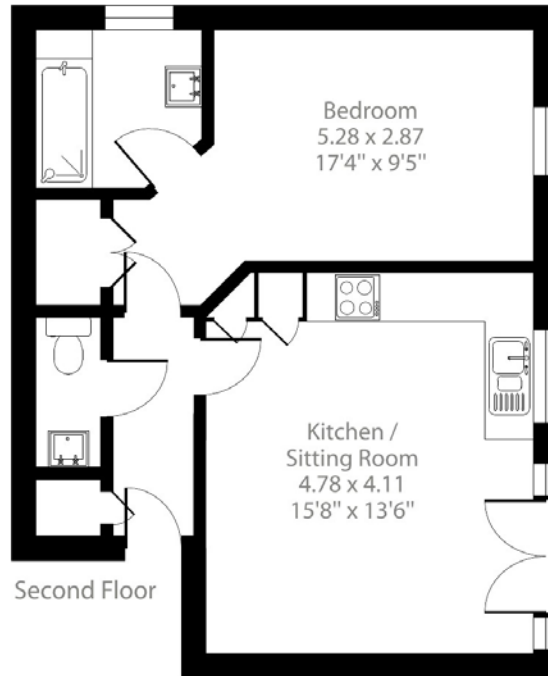
Viewing: Strictly by appointment through the agent, Carter Jonas.



Sparkford Road, Winchester, SO22

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2024. Produced for Carter Jonas. REF: 1079875



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(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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IMPORTANT INFORMATION

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