



**4 CHILCOMB PLACE**

Highcliffe Road, Winchester, Hampshire, SO23 0HZ

**Carter Jonas**



## 4 CHILCOMB PLACE, HIGHCLIFFE ROAD, WINCHESTER, HAMPSHIRE, SO23 0HZ

- 2 double bedrooms (one with balcony)
- Open plan kitchen / dining / sitting room with balcony
- Bathroom
- Breathtaking views over the city towards the Cathedral

### DESCRIPTION

4 Chilcomb Place is the Penthouse apartment in an attractive contemporary building which was built in 2006 by renowned local developers Millgate. The design impressively combines glazing with wood and clean lines to create a very attractive apartment.

The accommodation is as shown on the floor plan. From the private entrance there is a light and airy open plan kitchen / dining / sitting area. The kitchen is very stylish with high gloss base and eye level units complemented by black granite worktops, electric oven with gas hob and stainless steel extractor hood above, integrated fridge, freezer and dishwasher. The fantastic vaulted sitting room with oak flooring, modern high level lighting, glazed apex and French doors with glazed surround, has a balcony giving superb high level views.

There are two double bedrooms, one with French doors opening onto a Juliet Balcony to the south east. The bathroom with tiled floor, comprises bath with independent shower over, WC and hand basin.

### LOCATION

4 Chilcomb Place is located in a popular area on the east of the city centre. The apartment is approximately 0.5 miles from King Alfred's statue and the High Street with renowned restaurants, public houses and a full range of shops. The River Itchen close by, provides some delightful walks and cycle routes along its banks to the water

## PENTHOUSE APARTMENT OF CONTEMPORARY DESIGN WITH BREATHTAKING VIEWS IN A SUPERB LOCATION





meadows and St. Catherine's Hill.

The mainline station (London Waterloo within 1 hour) is within a mile. Winchester offers 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 just 10 miles away by road and 8 minutes by rail.

All Saints Church of England Primary School is about 200 meters away. The apartment is also within easy access for other schools including The Westgate primary and secondary School, St Swithun's School for girls, Winchester College and The Pilgrims' School for boys.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with freehold share. 125 year lease from 1st January 2006. 106 years, 9 months remaining.

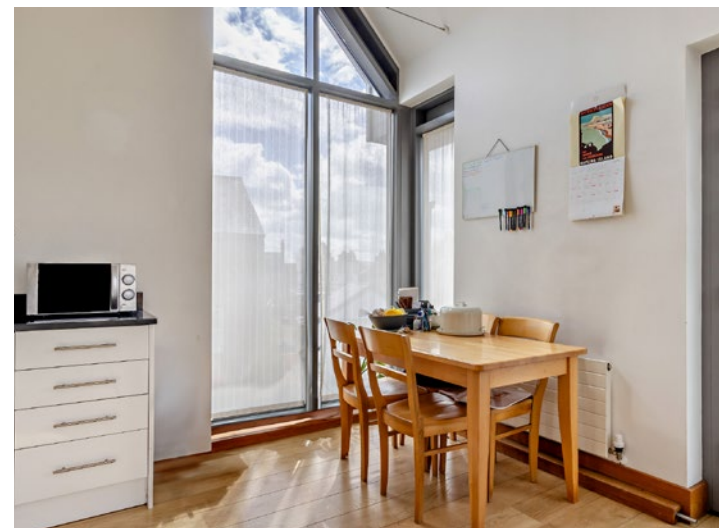
**Annual service charge:** £816.

**Services:** Mains water, on a meter. Mains electricity, gas and drainage. Gas central heating. Mobile phone coverage and broadband speeds can be checked here, <https://checker.ofcom.org.uk/>.

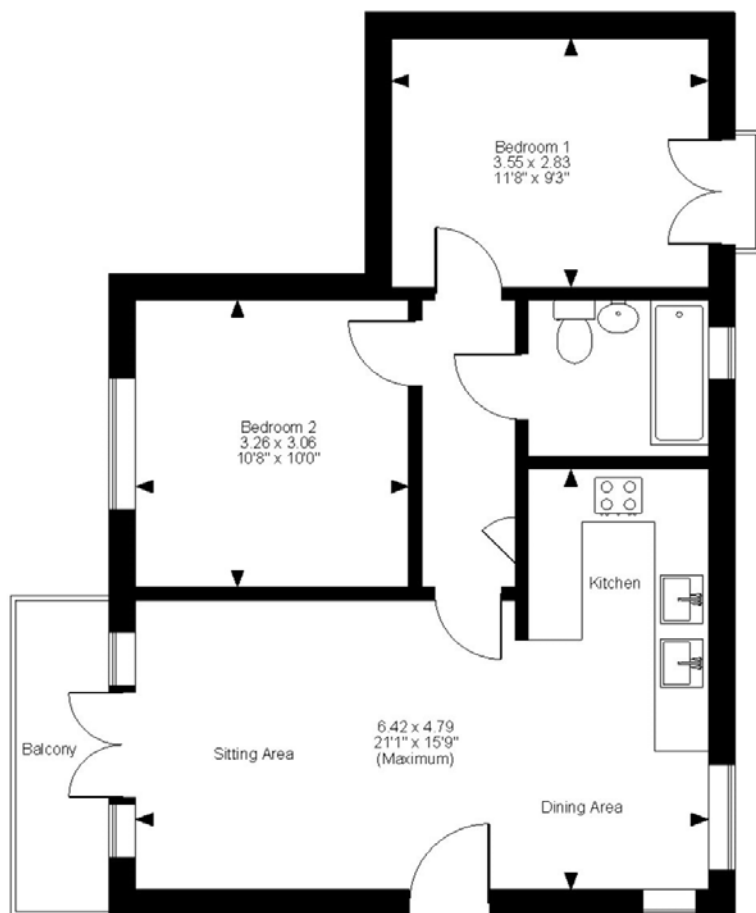
**Local Authority:** Winchester City Council. Council Tax Band C.

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

**Agent's Note:** Some of the interior photographs are from 2015.



**Chilcomb Place, Highcliffe Road, Winchester**  
Approximate Gross Internal Area  
578 sq ft / 54 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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