



4 BOSINNEY COURT, WINCHESTER, SO22 6SJ

Carter Jonas

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Open plan reception/kitchen • Bedroom • Bathroom • Allocated Parking Space • Bike Store

DESCRIPTION

Bosinney Court is a modern building which was converted into 6 residential 1 bedroom apartments in 2012. The apartments are ideally situated in the desirable area of Fulflood in Winchester City within walking distance of the station and high street, with valuable off-street parking. The accommodation consists of a large open plan reception/kitchen with its integrated hob, oven, washing machine, fridge, freezer and generous storage. It is a lovely light room with wooden floors and large windows which overlook Stockbridge Road. The double aspect bedroom at the rear faces Fairfield Road. The smart bathroom has a bath with shower screen and there is an airing cupboard in the hall. There is allocated parking to the rear as well as a bike store.

LOCATION

Situated in the desirable area of Fulflood with its mix of Victorian and Edwardian houses, this property sits amongst a small run of shops which include cafes/restaurant and is within easy walking distance to Winchester city centre with a choice of further restaurants, cafes and bars as well as other facilities such as shops, cinema, theatre and library. Winchester mainline station is 0.2 miles from the apartment and has regular trains to London Waterloo (approximately 1 hour). This property is approximately 0.5 miles from Western CE Primary, The Westgate School and Peter Symonds College.

ADDITIONAL INFORMATION

EPC Rating C

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

Tenure: Leasehold. 125 year lease from 1st January 2012.

Ground Rent: £250 per annum. Contact the agent for more information.

Service Charge: £900 approximately per annum. Service charge review period: April every year.

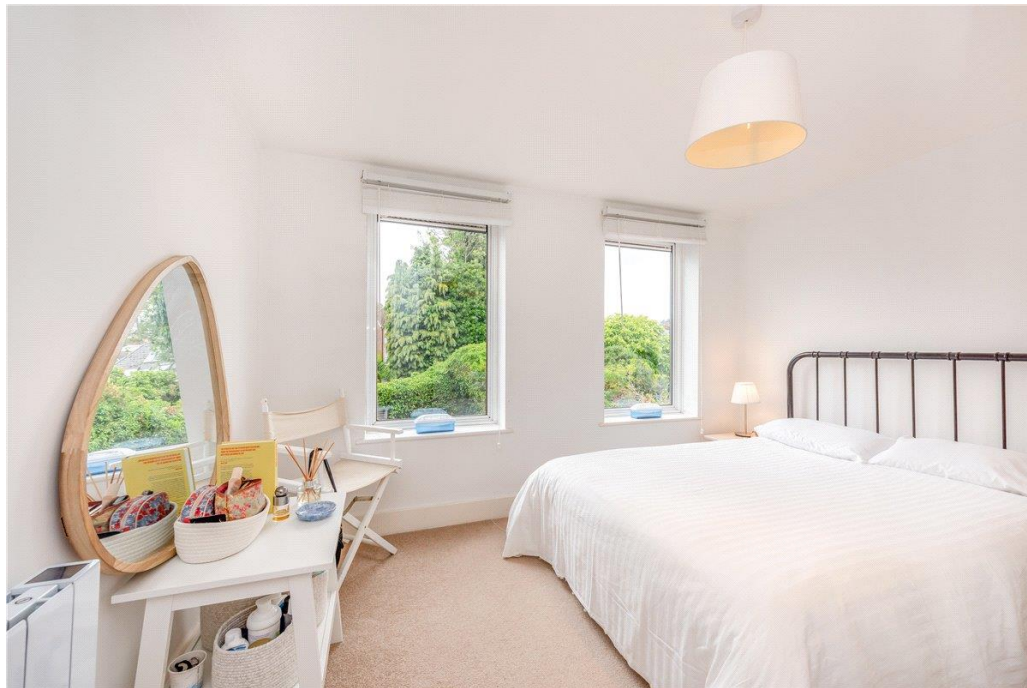
Mains electric central heating, mains electric, mains drainage, and metered mains water.

Fibre to the cabinet (FTTC). For internet and mobile services check Ofcom's website <https://checker.ofcom.org.uk/>

Viewing: Strictly by appointment through the selling agents Carter Jonas.

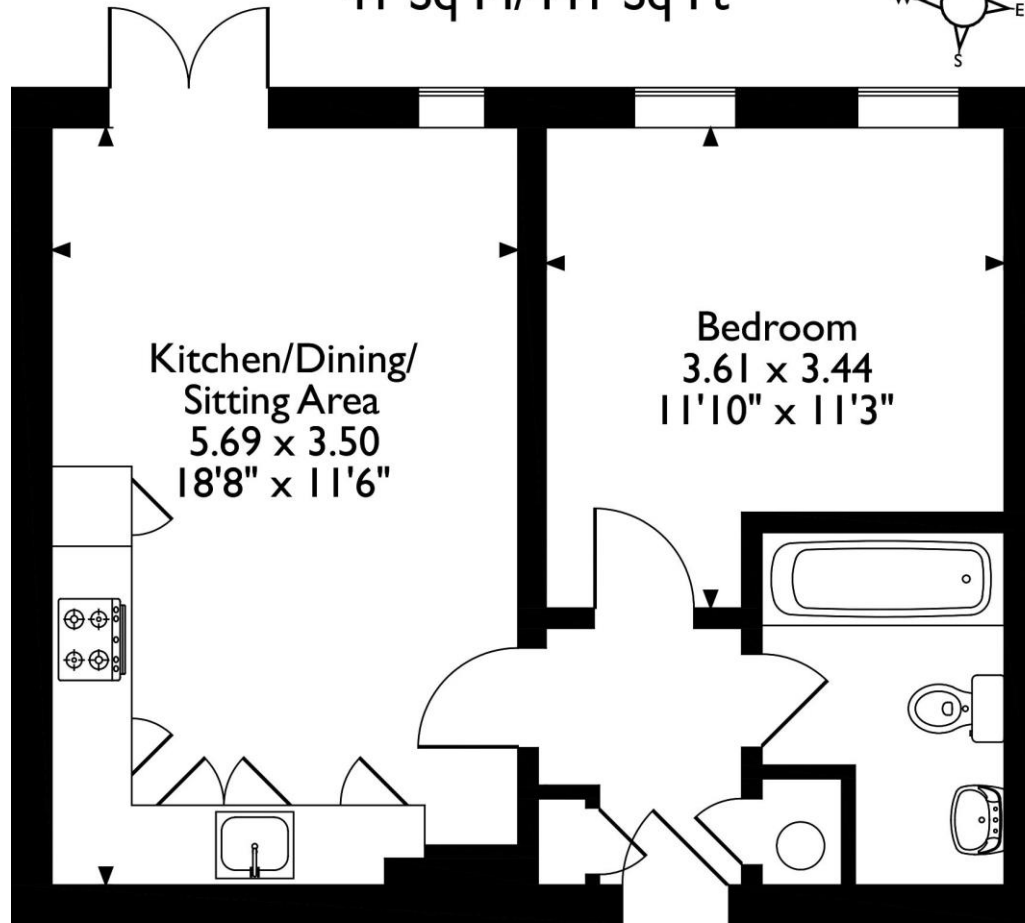
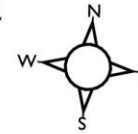
BEAUTIFULLY PRESENTED FIRST FLOOR 1 BEDROOM APARTMENT WITH PARKING AND 0.2 MILES TO THE TRAIN STATION. NO CHAIN





Classification L2 - Business Data

4 Bosinney Court, Winchester, Hampshire
Approximate Gross Internal Area
41 Sq M/441 Sq Ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(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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