



4 BOSINNEY COURT, WINCHESTER, SO22 6SJ

Carter Jonas

4 BOSINNEY COURT, WINCHESTER, SO22 6SJ

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.

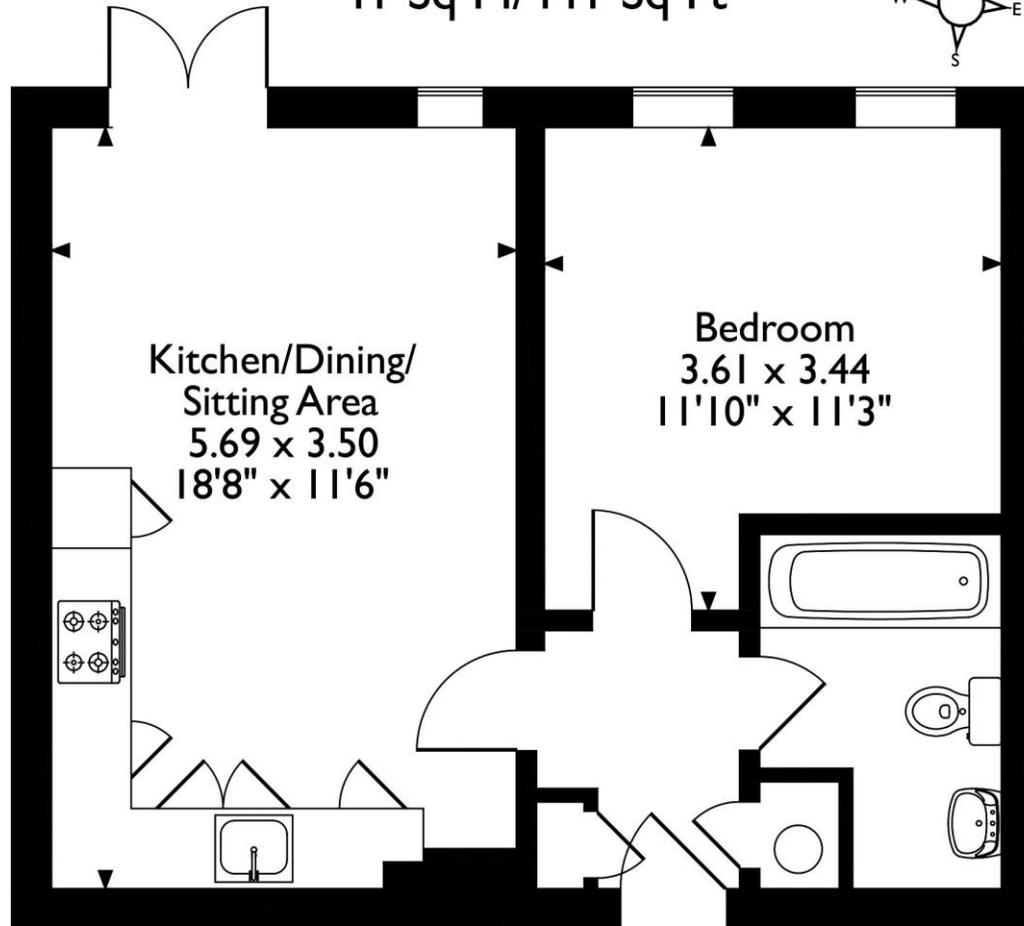
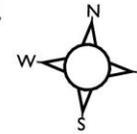
BEAUTIFULLY PRESENTED FIRST FLOOR 1 BEDROOM APARTMENT WITH PARKING AND 0.2 MILES TO THE TRAIN STATION. NO CHAIN





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	(69-80)	82	86
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

Winchester 01962 842742

winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data