



SHRONER VIEW, KINGS WORTHY, SO23

Carter Jonas

1 THE CEDARS, SHRONER VIEW, KINGS WORTHY, SO23 7JU

Two Bedrooms • Sitting Room • Kitchen • Shower room •
Allocated Parking Space • Visitor Parking • EPC C

PROPERTY

Built of brick under a tile roof, the accommodation is as shown on the floorplan. The private front door leads to a generous entrance hall providing access to the sitting room with kitchen beyond, the principal bedroom with dual aspect, the second bedroom and the shower room. The property also benefits from double glazing, gas fired central heating and plenty of storage space.

OUTSIDE

Externally there is one allocated parking space and further visitor parking available. There is a small area to the front of the property that could accommodate a small table and chairs and enjoys a south westerly aspect.

LOCATION

Kings Worthy is about 2.5 miles to the north-east of Winchester city centre. It is well placed for local shops and amenities including Tesco Express, two post offices, primary school, pharmacy, doctor's surgery and two public houses. Other facilities include the well-regarded Good Life Farm Shop with Garden Centre and café. There is also a good bus service to the city centre from Fraser Road. A more comprehensive range of shopping, recreational and sporting facilities can be found in Winchester where there is also a main line railway station. The surrounding countryside including the South Downs National Park are renowned for their beauty and there are delightful walks and rides close by. The catchment schools are Kings Worthy Primary and Henry Beaufort Schools.

ADDITIONAL INFORMATION

Tenure: Leasehold. 125 years from 2006. Ground rent £10 per annum, service charge is £46.87 per month.

Services: Mains electricity, water and drainage. Gas central heating, the boiler is less than 3 years old.

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

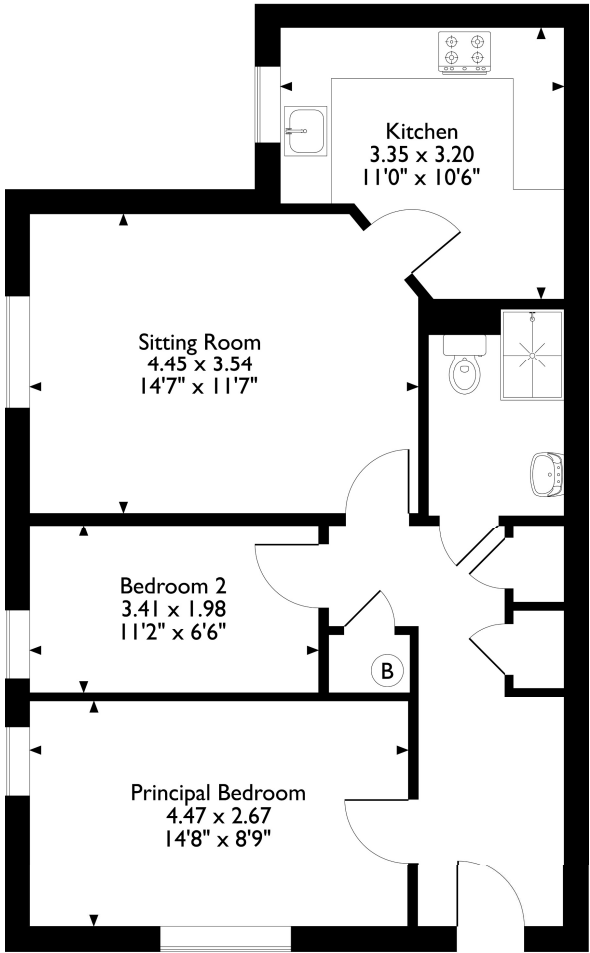
Viewing: Strictly through the selling agent Carter Jonas

A WELL-PRESENTED TWO BEDROOM GROUND FLOOR FLAT WITH PRIVATE ENTRANCE ON THE EDGE OF KINGS WORTHY.





The Cedars, Shroner View, Kings Worthy,
Hampshire
Approximate Gross Internal Area
61 Sq M/657 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		
(69-80) C	78	78
(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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