



**ASHBOURNE COURT, WINTON CLOSE, SO22 6DJ**

**Carter Jonas**

# ASHBOURNE COURT, WINTON CLOSE, SO22 6DJ

Open plan kitchen/living room • Bedroom • Bathroom • Allocated parking • Communal grounds • Security intercom • EPC rating C

## PROPERTY

Built by David Wilson Homes, this bright south west facing ex show flat is immaculately presented. All the rooms are accessed via the entrance hall which has additional storage cupboards and security intercom. There is a generous open plan living room/kitchen which is spacious with a large window providing plenty of light. The fully integrated kitchen is built in a contemporary style which compliments the reception room. There is a double bedroom with fitted wardrobes and a bathroom which has a bath with shower over.

## OUTSIDE

There is allocated parking for 1 car and bicycle storage. The attractive communal gardens are well maintained and provide an outdoor area for the occupants.

## LOCATION

Ashbourne Court sits within the popular development of Winton Close in a quiet location off the Andover Road to the north of the city. It is within 0.7 miles of the station (Waterloo in around 1 hour) and Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen. Communication links are excellent with the A34, A303, M3 and M27 all within easy reach.

## ADDITIONAL INFORMATION

Tenure: Leasehold. 155 year lease from 2008.

Annual Ground rent: £300.00. Ground rent review period: July 2023. Total Annual Service Charge: £1,871.00. Service charge review period: July 2023.

Services: Mains Electricity, water and drainage. Gas Central heating.

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

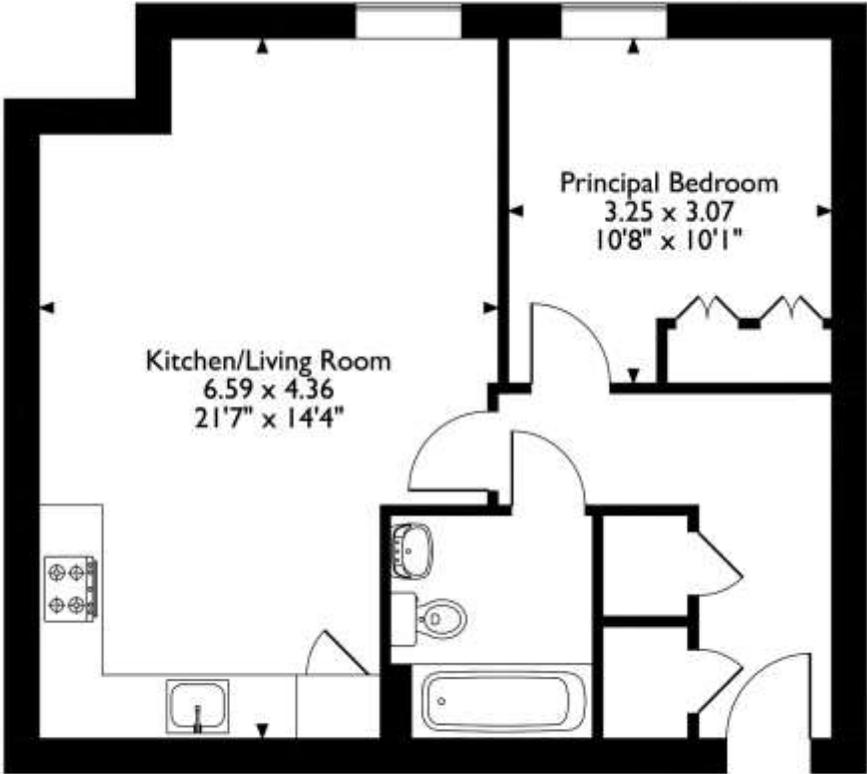
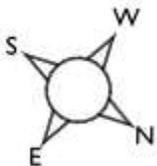
Viewing: Strictly via the agent Carter Jonas.

AN IMMACULATLY PRESENTED FLAT WITH ALLOCATED PARKING WITHIN 0.7 MILES OF THE STATION AND TOWN CENTRE



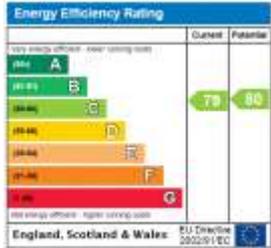


58 Ashbourne Court, Winton Close, Hampshire  
 Approximate Gross Internal Area  
 49 Sq M/527 Sq Ft



**Third Floor Flat**

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.



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 of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.