



**BOSINNEY COURT, WINCHESTER, SO22**

**Carter Jonas**

# BOSINNEY COURT, WINCHESTER, SO22

Open plan Reception/kitchen · Bedroom · Bathroom · Allocated Parking Space · Bike Store · EPC C

## PROPERTY 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 a short walk from the apartment and has regular trains to London Waterloo (approximately 1 hour). This property falls within the catchment of Western CE Primary, The Westgate School and Peter Symonds College.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold. 125 year lease from 1<sup>st</sup> January 2012.

**Ground Rent:** £250 per annum. Review 15<sup>th</sup> anniversary of commencement of the term. (1<sup>st</sup> January 2027).

**Service Charge:** £900 approximately per annum.

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

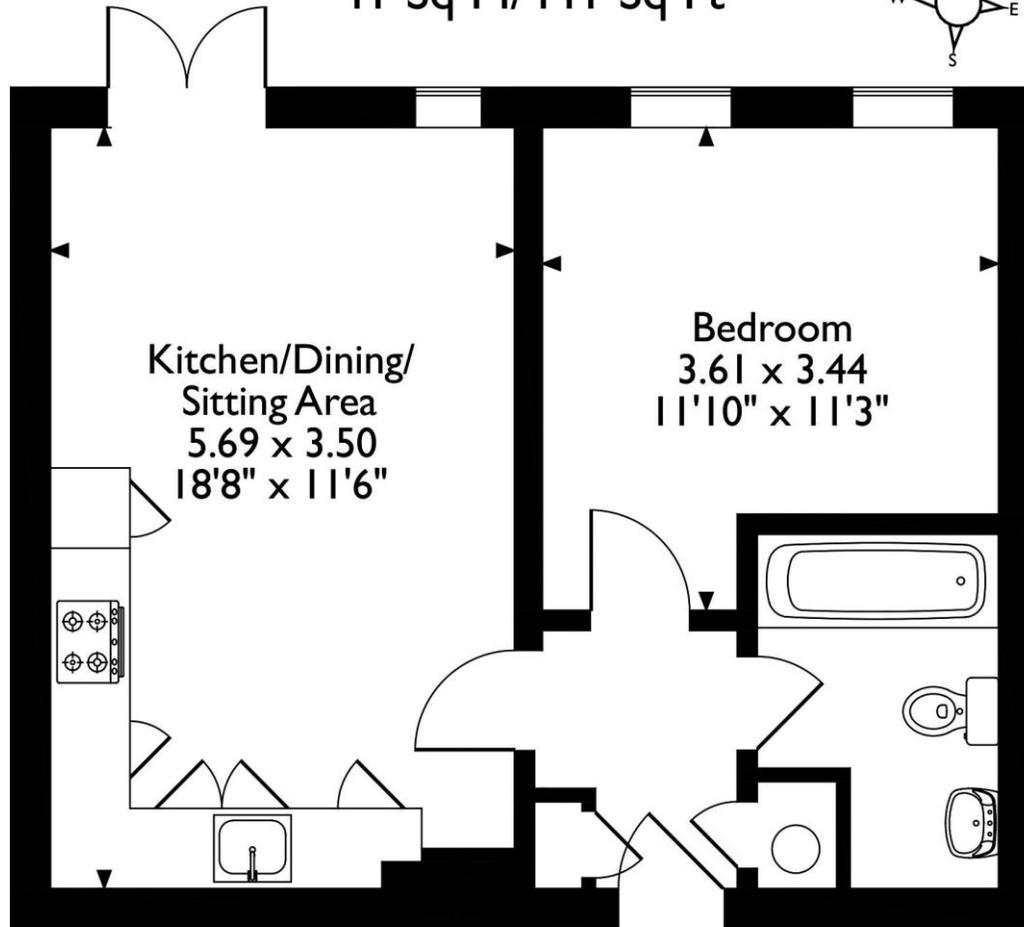
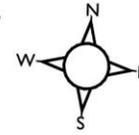
**Viewing:** Strictly by appointment through the selling agents Carter Jonas. T: 01962 842742

## BEAUTIFULLY PRESENTED FIRST FLOOR, 1 BED APARTMENT WITH PARKING.





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+) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(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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