



**Fairlawn House, 11 Christchurch Road, Winchester, SO23 9SR**

**Winkworth**

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## Two Double Bedroom Apartment in Sought After St Cross

This charming second floor apartment is situated in the sought-after location of St Cross, just half a mile from the city centre.

The welcoming entrance hall leads to all the principal accommodation. The spacious sitting room lies to the rear and is lovely and light courtesy of its double aspect. The smart kitchen is well equipped with base and eye level units providing plenty of storage. Integrated appliances include oven, grill, hob, dishwasher, washing machine and fridge/freezer. The family bathroom is mainly tiled and has a bath with shower over.

Both bedrooms have built-in wardrobes. Bedroom two has glazed sliding doors directly onto the balcony while bedroom one and the sitting room each have a side door leading to the balcony, which is perfect for sitting and enjoying views over the gardens. A loft with drop-down ladder provides a good deal of storage and there is further cupboard space in the hallway and by the front door to the apartment.

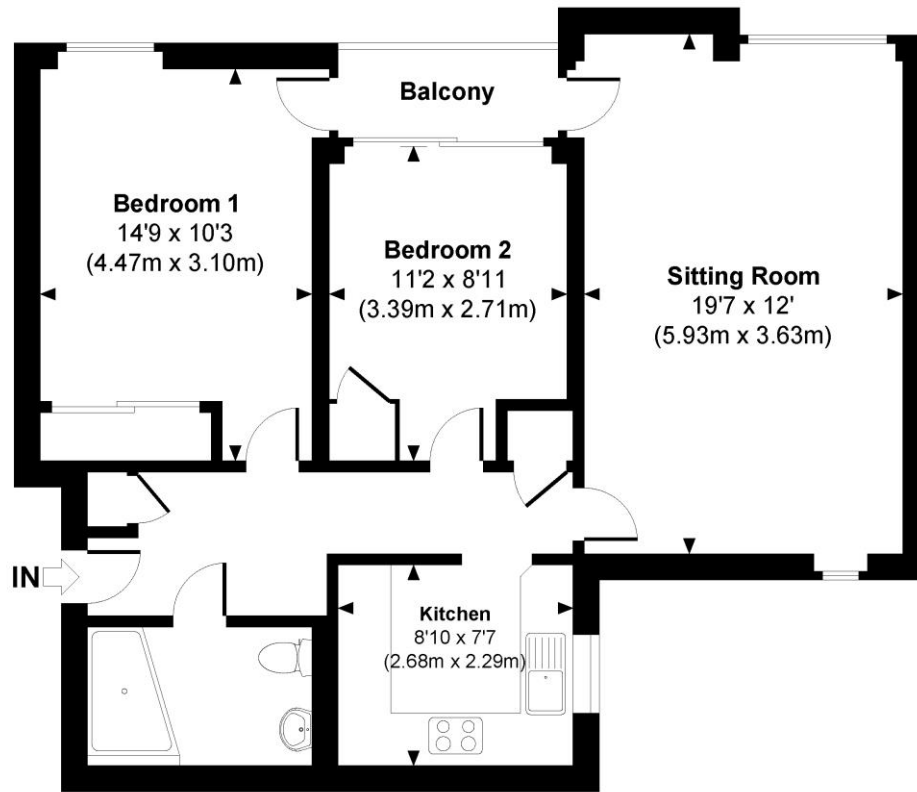
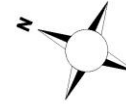
Outside, there is off street parking to the front of the building and the apartment has the advantage of its own private garage. Permit parking is also available on the road. To the rear there are well-maintained communal gardens, mainly laid to lawn with shrub and tree borders and a paved area directly behind the apartments.



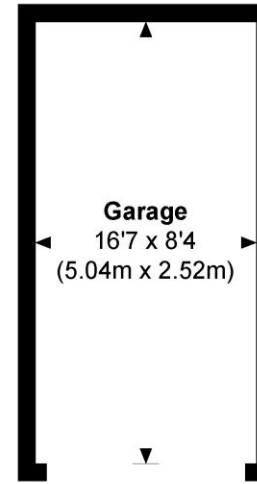
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### Fairlawn House

Approximate Gross Internal Area  
Main House = 715 Sq Ft / 66.45 Sq M  
Garage = 137 Sq Ft / 12.70 Sq M  
Total = 852 Sq Ft / 79.15 Sq M  
Outbuildings are not shown  
in correct orientation or location.



SECOND FLOOR



GARAGE



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

### Directions

Proceed away from the city centre along Southgate Street as it then becomes St Cross Road. Turn right onto St James's Lane, then take the fourth left into Christchurch Road and the property is on the left before the turning into Compton Road.

### Location

Christchurch Road is one of the most desirable roads in Winchester, being positioned within the St Cross area of the city, famed for its grand period houses. St Cross is also home to Winchester College and offers easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes) which is 0.6 miles away, and a level walk into the city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The property is situated close to good local state and private schools, and the lovely water meadows offer pretty walks nearby.

**Tenure:** Leasehold expiring November 3011.

Service charge £1800 per annum to include buildings insurance, gardening, communal space cleaning, agreed works by management board ie. new doors, new gutters, new front door, refurbishment of communal space.

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: D

EPC rating: C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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**Winkworth**

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