



Stockbridge Road, Winchester, Hampshire, SO22 6RN

Winkworth



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## Spacious Two Bedroom Period Apartment, Ideal for Commuters

This well-presented, nicely positioned apartment is set over three floors of a period property in Fulflood. The location is wonderful, with excellent access in and out of the city, very good local schools nearby and close to the railway station for commuters.

The apartment is entered via a spiral staircase and private door at the rear of the property, with the contemporary shower room situated on this level. Stairs rise to the first floor into an impressive sitting/dining room which is open plan with the kitchen. The reception space is generous with an attractive period fireplace and a window overlooking the communal gardens to the rear. The modern, fitted kitchen is well appointed with base and eye-level units providing plenty of storage. Integrated appliances include oven, grill, hob, dishwasher, washing machine, fridge/freezer and wine cooler. An area of breakfast bar provides a useful bar-style seating area.

On the second floor there are two double bedrooms, both with built-in wardrobes and drawers making clever use of the space.

An attractive communal garden lies to the rear which is mainly laid to lawn with shrub borders. There is pedestrian access to the garage from here while vehicular access to the garage is via Conifer Close.



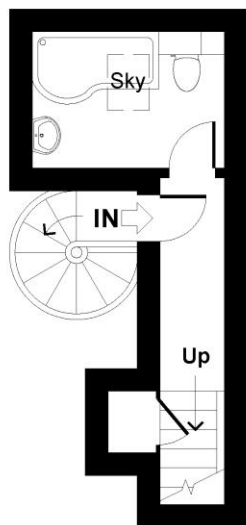




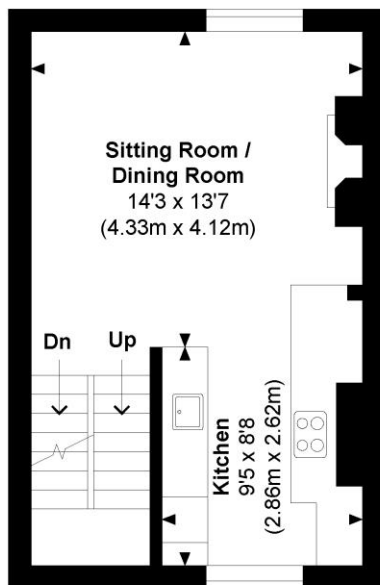


## Stockbridge Road

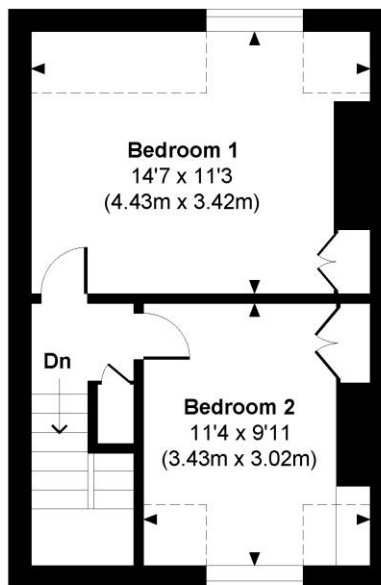
Approximate Gross Internal Area  
Main House = 752 Sq Ft / 69.85 Sq M  
Garage = 189 Sq Ft / 17.54 Sq M  
Total = 941 Sq Ft / 87.39 Sq M  
Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



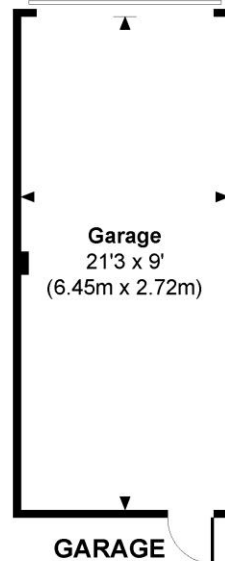
GROUND FLOOR



FIRST FLOOR



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.

Indicates restricted room height less than 1.5m.

## Stockbridge Road, Winchester, Hampshire, SO22 6RN

### Directions

On foot from our office at 72 High Street go left up the High Street taking the second exit at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Paul's Hill. Follow the road down to Stockbridge Road and the property can be found on the opposite side of the road. The apartment is entered via a spiral staircase and private door at the rear of the property,

### Location

Superbly positioned for easy access to the mainline railway station, which is just across the road (links to London Waterloo in approximately 55 minutes), and 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 house is situated in the catchment for good local schools including Western Primary and Westgate All-Through School and is close to Peter Symonds College and its grounds.

**Tenure:** Leasehold. Expires 2192. Service charge £1,600 per annum to include buildings insurance, management company services, buildings and grounds maintenance. Ground rent £30 per annum.

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: C

EPC rating: D

### 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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