



Primrose Court, Holly Meadows, Winchester, Hampshire, SO22 5FR

Winkworth

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A Smart, Bright Apartment in a Peaceful Cul-de-Sac Location

A well-presented, modern, first floor home in a low rise block of just four apartments, set within a peaceful cul-de-sac location. The apartment benefits from high ceilings and plenty of natural light and is ideal for investors and private buyers alike.

The spacious entrance hall, which has a useful storage cupboard, leads to all the living accommodation. The kitchen is well-appointed and bright with eye and base units providing plenty of cupboard space. Integrated appliances include oven/grill, gas hob and extractor and there is space and plumbing for a washing machine as well as a fridge/freezer. The generous sitting room is dual aspect and benefits from a Juliet balcony with views over the attractive communal gardens.

The principal bedroom is a sizeable double, complete with ample built-in wardrobes and the second bedroom is also a good size. There is a stylish modern shower room with generous walk-in shower, accessed from the hallway.

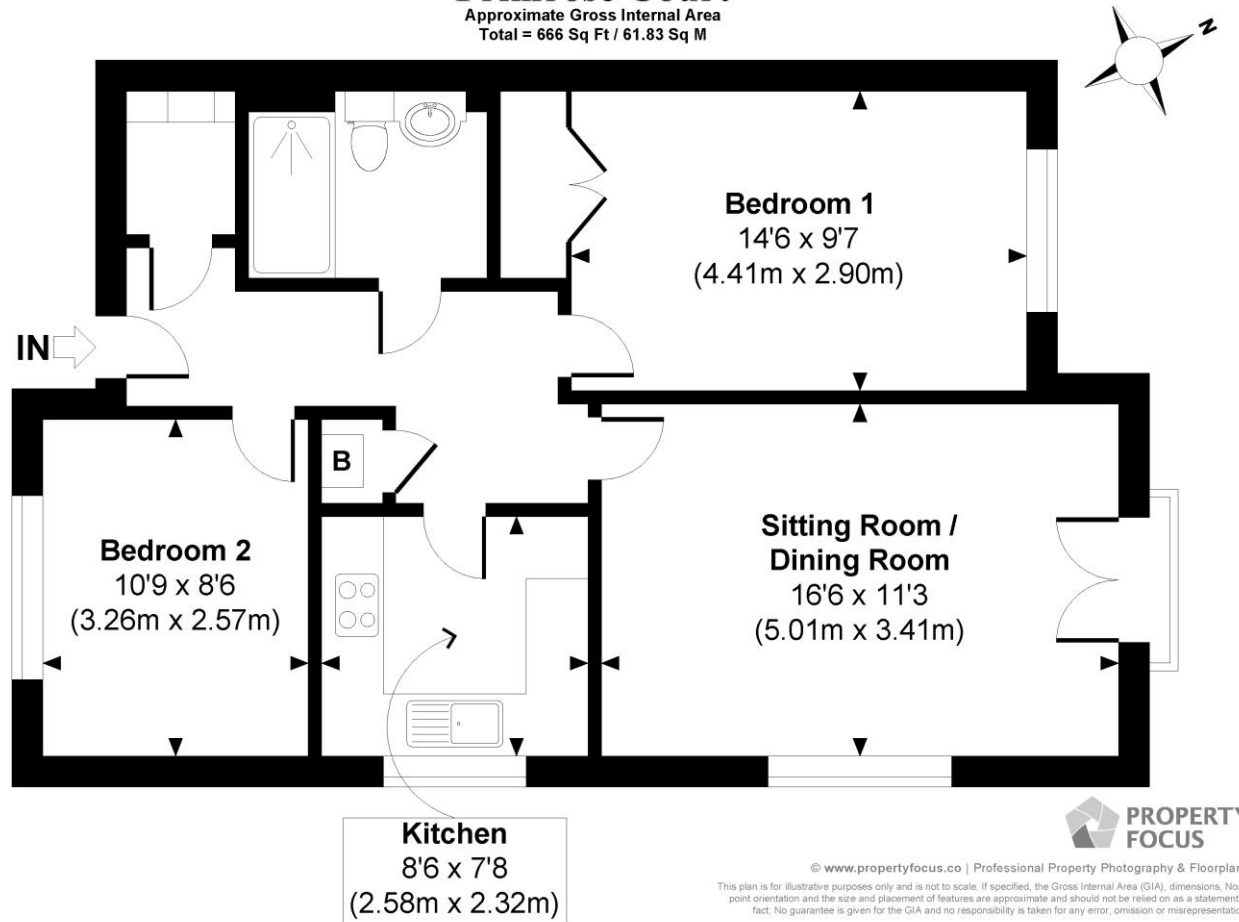
Outside, a side gate gives access to the communal gardens at the rear which are mainly laid to lawn. The property benefits from an allocated parking space and a number of shared visitor parking spaces. There is also a useful private shed and a communal bin store for the use of all residents.





Primrose Court

Approximate Gross Internal Area
Total = 666 Sq Ft / 61.83 Sq M



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Directions

From our office in Southgate Street, turn left at the traffic lights into the High Street. At the mini roundabout turn right into Upper High Street, then left across the railway bridge. Turn right into St Paul's Hill then straight across the roundabout at the bottom of the hill into Stockbridge Road. Continue down Stockbridge Road across three more mini roundabouts, then take a left onto Salters Lane. Holly Meadows is on the left-hand side.

Location

Holly Meadows is situated close to glorious countryside, and conveniently positioned for the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums, the mainline railway station and, of course, the city's historic cathedral. Holly Meadows is noted for its proximity to the Waitrose & Aldi stores at Weeke, doctors' surgery and pharmacy as well as the other local shops on Stoney Lane and the playing fields at the bottom of Dean Lane. The property is in the catchment area for very good local schools, namely Weeke Primary and Henry Beaufort Secondary, and Peter Symonds Sixth Form College is also close by. The M3 motorway, A33 and A34 are also easily accessible from this location.

Tenure: Leasehold. 99 years from 01.01.2005. **Service Charge:** £1,470.42 to include cleaning of communal areas, day to day repairs, drain maintenance, external management company, fire safety, ground maintenance, legionella checks, communal electricity, property insurance, service charge administration and general maintenance charge. **Ground Rent** £150 per annum.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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