



**126 STOCKBRIDGE ROAD**  
Winchester, Hampshire, SO22 6RN

**Carter Jonas**

## 126 STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE, SO22 6RN

- One bedroom
- Open plan kitchen/sitting room
- City centre location
- 0.3 miles from train station
- Private parking
- EPC Rating E

### DESCRIPTION

A charming one-bedroom ground floor apartment which has recently been extensively refurbished and redesigned. The accommodation comprises a contemporary open plan kitchen with wood effect flooring, a range of base and eye level units and integrated appliances. The kitchen opens out into a delightful dining / sitting room area with windows to the front, and space for a dining table and sofas. The accommodation is completed by a double bedroom with stylish en suite bathroom containing a shower over the bath, along with a separate w/c.

### OUTSIDE

The property benefits from an unallocated parking space to the front, along with an additional unallocated parking space located to the rear, beyond the fence of the rear parking.

## MODERN REFURBISHED GROUND FLOOR ONE-BEDROOM APARTMENT WITH EXCLUSIVE PARKING ON STOCKBRIDGE ROAD



## LOCATION

Situated in the desirable area of Fulflood with its mix of Victorian and Edwardian houses, this property is within easy access to Winchester city centre with its many restaurants, cafes and bars as well as other facilities such as shops, cinema, theatres and library. Winchester mainline station is within 0.3 miles with regular trains to London Waterloo (approximately 1 hour).

## ADDITIONAL INFORMATION

**Tenure:** Leasehold to be granted, lease will be 125 years upon completion

**Lease restrictions:** Restrictions apply - cannot be used as a holiday let

**Service Charge:** £1083.00 (estimate) PLM Childrens Trust for managements of communal areas of the premises

**Services:** Mains electricity, water and drainage. Electric heating.

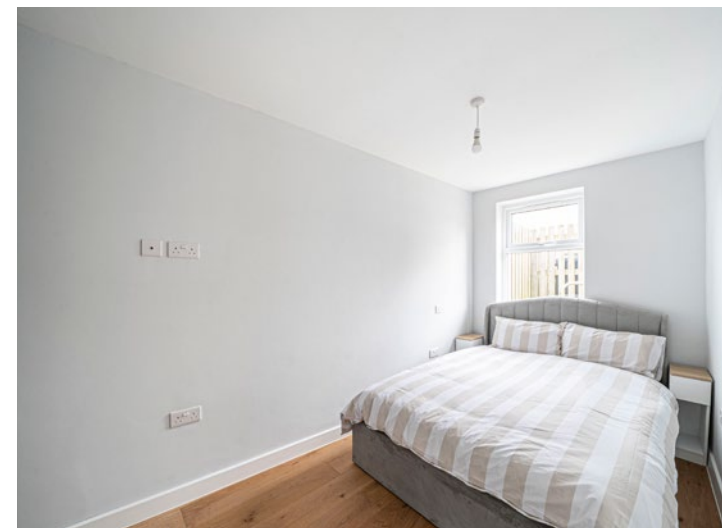
**Local Authority:** Winchester City Council

**Council Tax:** Band TBC

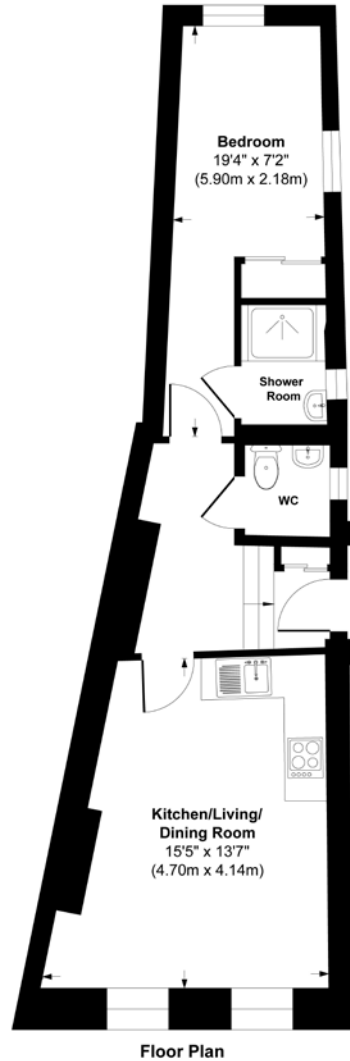
**Broadband:** Fibre to the Cabinet (FTTC). For

internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment through the agent, Carter Jonas. 01962 842742



Stockbridge Road, Winchester, Hampshire, SO22



**Approx. Gross Internal Area 419 sq. ft / 38.90 sq. meters**  
 Illustration for identification purposes only, measurements are approximate, not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	39 E
21-38	F		
1-20	G		

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