

KINGS LODGE
Highcroft Road, Winchester, SO22

Carter Jonas

KINGS LODGE, HIGHCROFT ROAD, WINCHESTER, SO22

- Two bedrooms
- Open plan kitchen/sitting room
- Bathroom
- Ground floor apartment
- Parking
- Communal gardens
- Allocated parking and visitors parking
- Convenient access to Winchester City Centre
- EPC Rating B

AN ELEGANT GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS AND GENEROUS OPEN-PLAN LIVING, SET WITHIN A DESIRABLE RESIDENTIAL DEVELOPMENT

DRAFT



DESCRIPTION

A beautifully presented ground floor apartment forming part of a desirable residential development on Highcroft Road, conveniently located within easy reach of Winchester city centre and the mainline railway station.

Offering approximately 743 sq ft (69 sq m) of well-proportioned accommodation, the apartment features a generous sized open-plan kitchen, dining and sitting room, creating a bright and sociable living space ideal for modern living. The contemporary kitchen is fitted with a range of storage units and integrated appliances.

There are two generous double bedrooms, including a particularly generous principal bedroom benefitting from an en suite shower room. A separate family bathroom serves the second bedroom and guests.

The property is well laid out throughout, with a welcoming entrance hall providing useful storage and access to all principal rooms. Large windows allow for excellent natural light, enhancing the sense of space.

OUTSIDE

Externally, the development benefits from well-maintained communal gardens and grounds, together with a secure bicycle store, an allocated parking space and additional visitor parking.

LOCATION

Located on the south-western side of Winchester, just off Romsey Road, Kings Lodge enjoys a convenient position within easy reach of the city centre and its extensive range of shopping, dining, cultural and leisure amenities. Winchester's mainline railway station lies approximately 1.2 miles away and offers regular direct services to London Waterloo in under an hour.

The property also benefits from excellent transport connections, with the M3 providing access to London and the South Coast, the M27 linking to nearby coastal destinations, and the A34. The area is particularly well regarded for its schooling, with highly regarded local options including St Peter's Catholic Primary School, Kings' School and Peter Symonds Sixth Form College.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Annual Service charge: £2,200.00

Ground rent: £723.50

Services: Mains water, electricity, gas and drainage. Gas central heating.
Broadband: Fibre to the Premises (FTTP). For internet and mobile services check Ofcom's website.
Local Authority: Winchester City Council
Council Tax: Band C
What3words: native.heave.alley
Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

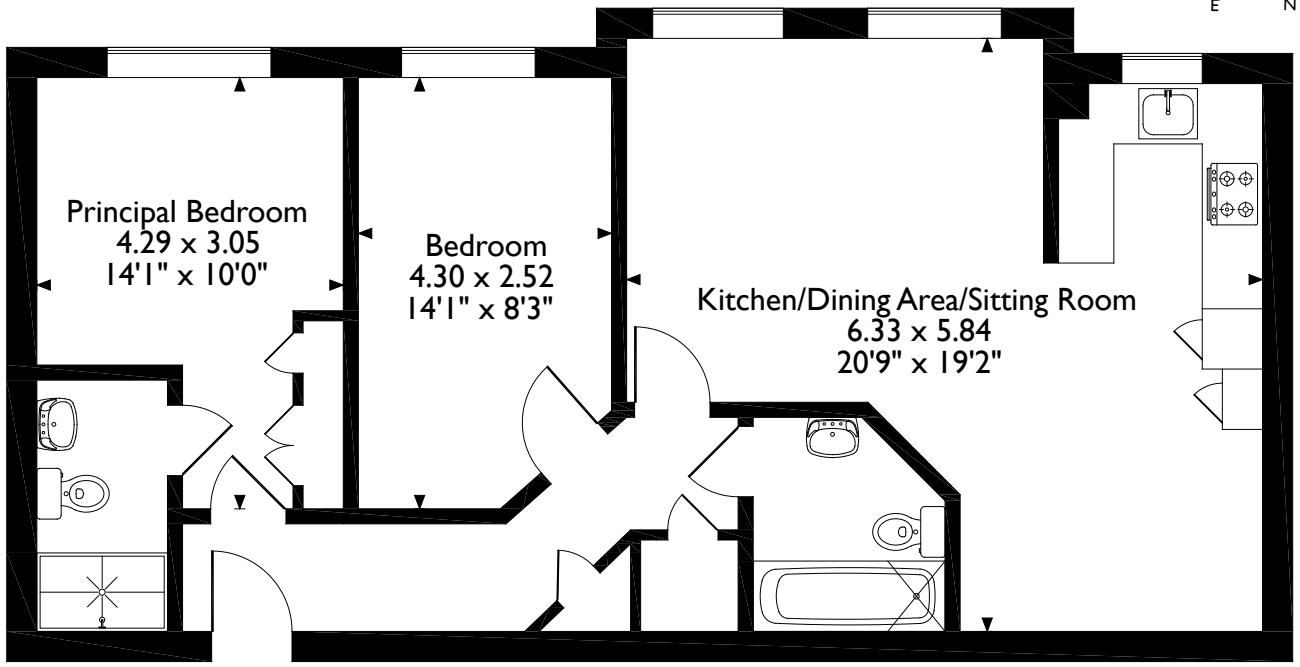








Kings Lodge, Flat 1, Highcroft Road, Winchester, Hampshire
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



Ground Floor

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