



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

7 Kings Crescent
Guide Price £550,000

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A sumptuous and stylish two bedroom apartment located on the ground floor within an exclusive private development built by Beechcroft. Renowned for being a desirable retreat, ideal for anyone who desires comfort and luxury with well designed room space. Surrounded by beautiful gardens in a tranquil and peaceful setting within the prestigious area of Sleepers Hill.

This opulent apartment warmly welcomes you into a light filled grand reception hall that includes a large, practical storage cupboard. The property continues to please with a well equipped kitchen with built in appliances and ample storage. One of many highlights of this stunning property is the spacious sitting/dining room with double doors over looking ones own private, pretty patio area, ideal for relaxing and alfresco dining. The open plan layout and benefitting from a south facing position allows light to flood the living spaces, creating a warm and delightful atmosphere which continues throughout this property.

There are two impressive, well proportioned double bedrooms, one of which has an en suite shower room and both benefiting from built in wardrobes and an attractive family bathroom completes this extensive accommodation.

Outside there is a private, allocated parking space, visitors parking and within the building (accessed via a separate door from the car park) a useful secure room for storing bicycles or other items. There are numerous appealing and enjoyable walks throughout the gardens with a wide variety of mature shrubs, well-stocked borders, trees and manicured lawns as well as well-positioned seating areas to enjoy the relaxing, zen ambience.

The freehold and the grounds are owned and managed by KC (Winchester) Ltd, on behalf of the property owners within King's Crescent and each owner owns an equal share in the company. Located on a highly desirable private road to the south west of Winchester and within easy reach of the mainline train station. The City Centre offers an abundance of boutique shops, café bars and restaurants.



Kings Crescent, Sleepers, Hill, Winchester, SO22

Approximate Gross Internal Area = 1046 sq ft / 97.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

- A Luxurious and Stylish Apartment
- Two Bathrooms
- Ground Floor
- Prime Location
- Close to The City Centre and Mainline Station
- Two Double Bedrooms
- Two Grand Reception Rooms
- Pretty Patio Garden
- Off Road Parking
- Beautiful Communal Gardens



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |