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INDEPENDENT PROPERTY SPECIALIST

4, Parkwood Place Andover Road,
Guide Price £395,000

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AN EXCEPTIONAL AND STYLISH TWO BEDROOM , TWO BATHROOM LUXURIOUS APARTMENT

A superior **2-bedroom first floor apartment** offering an unparalleled combination of **style, comfort, and high-end finishes**. This **sumptuous** apartment offers a **spacious and sophisticated living experience**, boasting in **excess of 890 sq ft** in a desirable location, within a **few minutes walk away** from the **train station** and **Winchester City Centre**. Perfect for **upscale City living, an investment buyer**, or as a **pied de terre**. Upon entering, you're greeted by a bright entrance hall that opens onto an **expansive open-plan living/dining / kitchen area** featuring modern sliding doors which **flood the living space with natural light**, opening onto a **private south facing balcony** with ample room for a seating area , ideal for outdoor **enjoyment and entertaining**. The colour scheme is typically **contemporary** , using **neutral tones** throughout the property and **benefits from the luxury of underfloor heating**. The attractive and **stylish Myers Touch kitchen** is lavishly equipped with **Siemens integrated appliances**, an induction hob and modern extractor and a **sleek quartz work top** that serves as both a preparation space and a bar seating area. There is also a separate dining area and in the hallway there are **two useful cupboards** providing abundance of storage space. The **principal bedroom** is a **serene retreat**, with a **wealth of fitted wardrobe storage** and features a **private en-suite shower room** which benefits from **Porcelanosa tiles and high end sanitary ware**. The **second bedroom**, equally well-appointed, **perfect for guests, family** or as a **home office** with easy access to a separate, **stylishly designed guest bathroom**.

OUTSIDE :Dedicated **parking space** with additional **visitors parking** and ones own **separate external storage cupboard room**. **Parkwood Place** is a **highly desirable spot** located just off the **Andover road**, minutes from the **mainline railway station serving London Waterloo** in **about one hour**. The **M3** can be joined on the north-eastern side of Winchester (Junction 9) and links to the **M27 coastal motorway** and **Southampton Airport** and to the north, the **A303 and A34** providing access to the **West Country and Midlands** respectively. Located **close to central Winchester**, the property is short walking distance to the **City**. The **City Centre** with its bars, **award-winning pubs and restaurants** and a **plethora of boutique shops and café bars**.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID180143)

- An Exceptional And Spacious First Floor Apartment
- A Stylish And Contemporary Bathroom and En-Suite Shower Room
- Delightful Balcony With Seating Area
- High Specification/ Internal area 896 Sq ft
- Dedicated Parking Space And Visitor Parking/ No Onward Chain
- Two Double Bedrooms
- A Stunning Open Plan Living Space
- Ideal For Investment (Current Rental Income £1600 PCM)
- Additional Useful External Cupboard Store/ Lift To All Floors
- Within Walking Easy Distance To Train Station and City Centre

