



Rowe  
& Co.

Flat 3, Winsor Court 87-89 Winchester Road, Chandler's Ford

£300,000

Eastleigh





## Flat 3

Winsor Court 87-89 Winchester Road, Eastleigh

Offered with no forward chain, this ground-floor, two-bedroom apartment is conveniently located in the heart of Chandlers Ford. The property has recently undergone a lease extension and benefits from two allocated parking spaces. The accommodation comprises an entrance hall, kitchen, lounge, conservatory, two bedrooms, an en-suite to the master bedroom, and a family bathroom. Externally, the apartment enjoys access to a mature communal garden.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground Floor Apartment
- Two Bedrooms
- Two Parking Spaces
- En-Suite To Master
- High Street Location



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## INSIDE

You enter the property into a spacious entrance hall, with doors leading to all rooms and access to a useful storage cupboard. To one side is the kitchen, featuring a window to the front aspect and fitted with a range of wall and base units with ample cupboards and drawers.

The lounge is a well-proportioned room offering plenty of space for a variety of furniture arrangements. A further door opens into the conservatory, which enjoys views over the communal gardens.

There are two double bedrooms, with the master benefiting from fitted wardrobes and an en-suite shower room. Completing the accommodation is a generous family bathroom.

## OUTSIDE / LEASE

Externally, the property benefits from two allocated parking spaces directly outside the front door and access to the communal gardens and communal bin store. The apartment is ideally situated within walking distance of the high street and directly on the popular bus routes.

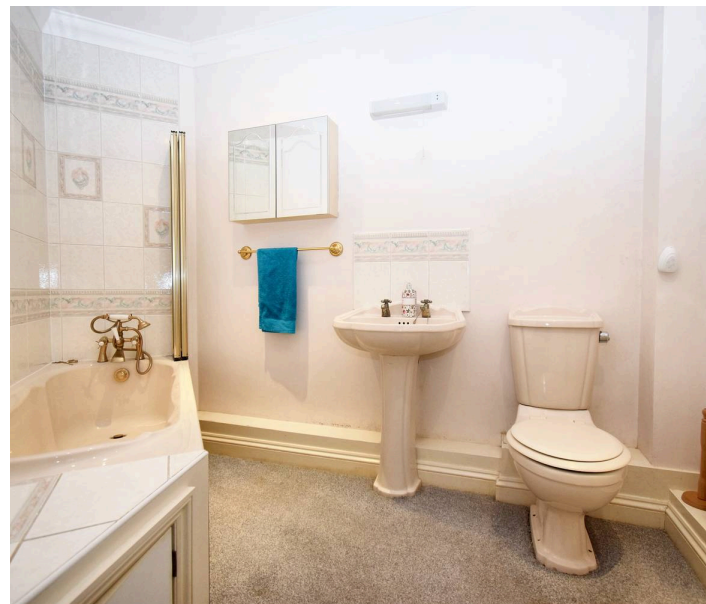
Lease – 161 Years Remaining

Service Charge - £960 PA

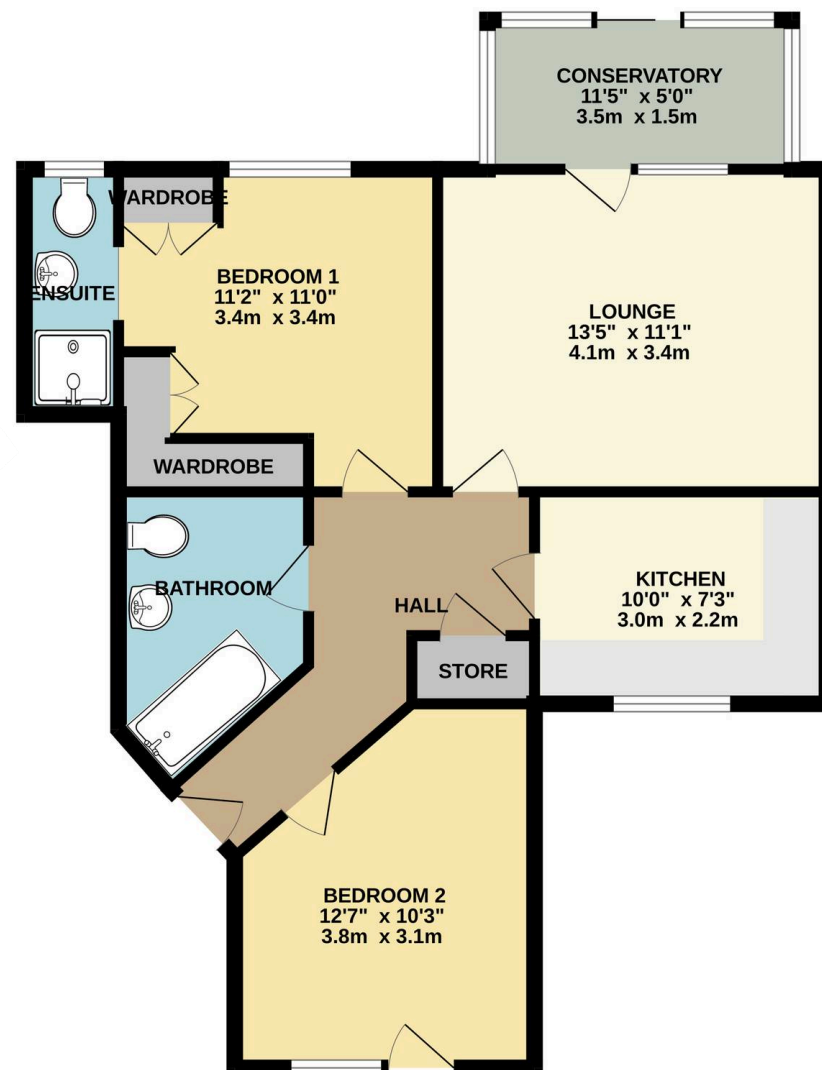
Ground Rent – N/A



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# GROUND FLOOR



**REQUEST  
VIEWING**

[GOTTA BE QUICK!]



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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