



Connells

Grange Close
Winchester



Property Description

Welcome to this charming and spacious two-bedroom top-floor apartment, nestled in the highly sought-after area of St Cross, Winchester.

Immaculately maintained throughout, this inviting home offers a bright and airy lounge with direct access to a private balcony-perfect for enjoying your morning coffee or relaxing in the evening.

The well-appointed kitchen is fitted with appliances, ensuring a delightful cooking experience.

Both bedrooms are generously sized doubles, providing ample space for comfort and relaxation.

The contemporary bathroom completes the interior with style and functionality.

Outside, you'll benefit from allocated parking for one car, adding convenience to this already attractive package. Located just a short distance from Winchester City Centre, this apartment is ideally positioned for easy access to excellent travel links, making it a fantastic choice for commuters.

Whether you're a first-time buyer or an investor, this property represents a wonderful opportunity to secure a comfortable and convenient home in one of Winchester's most desirable areas.

Entrance Hall

Intercom. Storage cupboard housing fuse box. Radiator. Telephone port. Loft access.

Lounge Diner

17' 3" x 11' 6" (5.26m x 3.51m)
Double glazed window to side and rear aspect. Double glazed door to balcony. Radiator. TV port.

Kitchen

10' 4" max x 9' 1" (3.15m max x 2.77m)
Double glazed window to rear aspect overlooking balcony. Fitted kitchen with wall and base units. Space for gas cooker. Space for washing machine. Space for fridge freezer. Extractor fan. Boiler.

Bedroom 1

11' 1" not into excess x 9' 1" (3.38m not into excess x 2.77m)

Double glazed window to rear aspect.
Radiator. Laminate flooring.

Bedroom 2

11' 5" not in excess x 7' 5" (3.48m not in excess x 2.26m)

Double glazed window to rear aspect.
Radiator. Laminate flooring.

Bathroom

Double glazed window to side aspect. Electric shower over bath. Double glazed window to side. Wash hand basin. WC. Radiator. Extractor fan.

Outside

Balcony space.
One allocated parking space.

Agent Notes

Service charges apply.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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