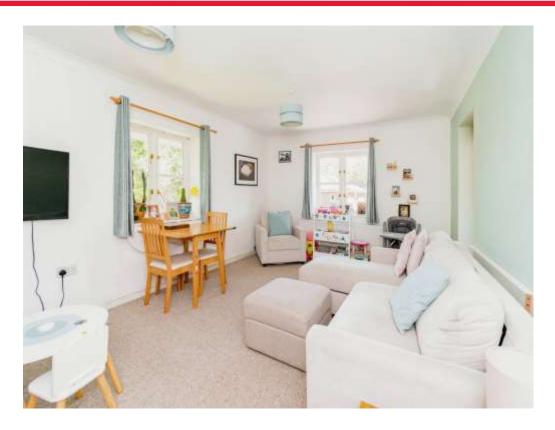


Connells

Grange Close Winchester



# **Property Description**

Welcome to this charming and spacious twobedroom 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

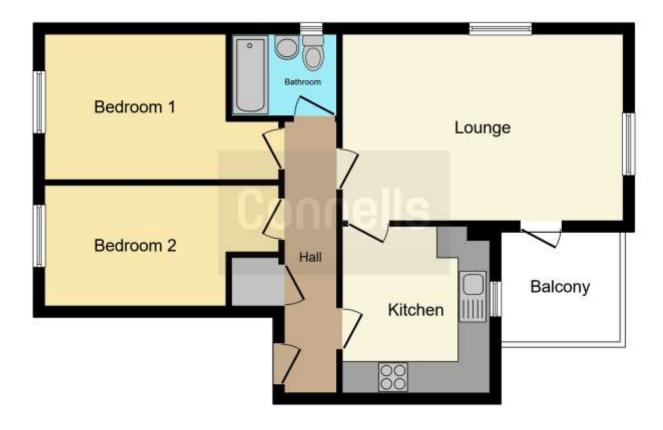
Balcony space.
One allocated parking space.

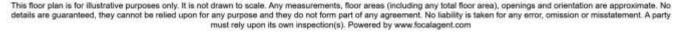
# **Agent Notes**

Service charges apply.









To view this property please contact Connells on

## T 02380 618 343 E eastleigh@connells.co.uk

19 Market Street
EASTLEIGH SO50 5RH
EPC Rating: C

# view this property online connells.co.uk/Property/EGH308622

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





<sup>1.</sup> 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.