



**Connells**

Silchester Place  
Winchester





### Property Description

Connells are pleased to offer for sale a modern ground floor apartment with allocated parking, one bedroom, one bathroom and a generous lounge/dining room.

A spacious ground floor apartment located in Silchester Place in the heart of Winchester. Well presented throughout, and offering a real sense of light, the property would serve well as a buy to let investment or for an owner occupier. There is views to the front aspect from the living room, and a separate kitchen, with plenty of storage and preparations space. Residents benefit from use of the communal garden. There is a family bathroom, and a spacious hallway. The apartment has gas central heating, double glazing and allocated parking space.

### The Location:

Within a few moments you can walk to the thriving High Street of Winchester which boasts a variety of restaurants and shops, beautiful walks, and the mainline station only a short walk away providing easy access in and out of the city.



## Entrance Porch

Built in storage cupboard and carpet flooring.

## Entrance Hall

Carpet flooring and airing cupboard.

## Lounge

14' x 12' 6" ( 4.27m x 3.81m )

Generous lounge with carpet flooring, space for dining table and window to the front aspect.

## Kitchen

9' 9" x 5' 10" ( 2.97m x 1.78m )

Fitted kitchen with space for free standing washing machine and space for cooker.

## Bedroom One

11' 7" x 11' 8" MAX ( 3.53m x 3.56m MAX )

Built in cupboard, carpet flooring and window to the front aspect.

## Bathroom

7' 3" x 5' 8" ( 2.21m x 1.73m )

Bath with shower over, hand wash basin, WC, heated towel rail and localised tiling.

## Outside

This property benefits from use of a communal garden which is largely laid to lawn and allocated parking space.



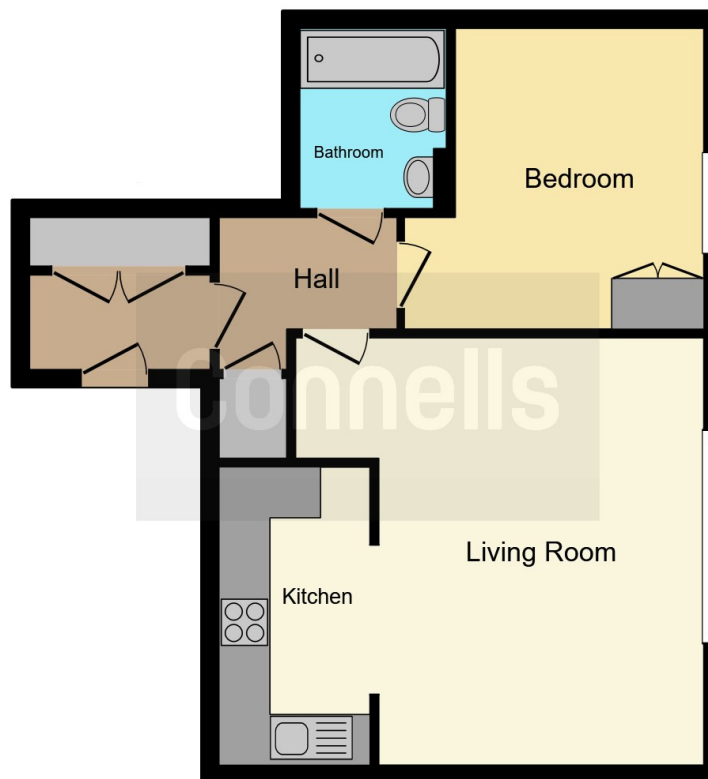












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ROM306435](http://connells.co.uk/Property/ROM306435)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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.



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