



# Clarkes

Estate Agents & Lettings Agents

Asking Price

£1,295,000

Share of Freehold

Flat 2 Ashburton Place, 15 Chilbolton Avenue, Winchester, SO22 5HB



**Book a Viewing**

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<http://www.clarkesestates.co.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

*Service you deserve. People you trust.*

**01243 861344**





## What the agent says...

An exceptional ground floor apartment extending to a massive 1859 sq.ft. with easy access to city centre and benefiting from two private parking spaces. Finished to an exacting standard befitting of a newly built home built by Winchester's premier housebuilder.

This apartment forms part of a fine collection of twelve properties by Alfred Homes offering unrivalled space, luxury, security and privacy in Chilbolton Avenue, a prestigious tree-lined avenue to the west of the high street and one of Winchester's best addresses.

Just over 1 mile from Winchester High Street, this fabulous property has an outstanding westerly view across the adjacent Royal Winchester Golf Club and the Hampshire countryside beyond. Truly giving the buyer both "City & Country" in the same superb location. Signature features include exceptionally high ceilings in every room, quality fittings throughout and an outstanding level of detail, including acoustic triple glazing at the front of the property, air conditioning to the reception room and under floor heating throughout.

The stylish entrance with fingerprint access and secure video entry system, opens into an elegant spacious lobby highlighted by bespoke lighting and a staircase with a hand-crafted balustrade. The lift provides access to the underground garage and store.

A particular feature of this apartment is the stunning, super-sized westerly facing terrace, overlooking the fairways of Royal Winchester Golf Course. The terrace is as large as many gardens but so very easily maintained - a super outside space to enjoy all year round. The terrace features a remote controlled and retractable awning, ideal for creating shade in the warm summer months.

The whole development is designed to be private and secure. To the front, wrought iron gates with a video entry system lead to the parking area for the development, where there are both resident and visitor parking bays, with access between the two apartment blocks to the electric gated undercroft garage.

### Lease Information:

The seller informs us that there is a share of the freehold, there are approximately 994 years remaining on the lease (999 years from 01/01/2020), and the current service charge is £4466.17 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

### Formal Disclaimer:

As per the requirements of the 1979 Estate agency Act, we formally disclose that the seller is a connected party to the Clarkes Estates business.

- **Exceptional Luxury Apartment**
- **Stylish Contemporary Living**
- **Views of Golf Course**
- **Three Bedroom Suites**
- **Two Parking Spaces**
- **Landscaped Grounds**

## Material Information:

Council Tax: Winchester City Council Band G  
Property Type: Ground Floor Apartment  
Property Construction: Standard  
Electricity, Water, Sewerage Supply: Mains  
Heating: Gas Central, Under Floor, Air Source  
Parking: Two Private Parking Spaces

On 15/04/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.



## Accommodation

Entrance Hall - 10.06m x 3.29m narrowing to 1.91m (33'0" x 10'9")

Kitchen / Dining / Living Room - 8.77m x 6.09m (28'9" x 19'11")

Utility Room - 2.4m x 1.9m (7'10" x 6'2")

Boiler Room - 1.92m x 1.1m (6'3" x 3'7")

WC - 2.09m x 1.24m (6'10" x 4'0")

Bedroom 1 - 5.2m x 4.39m narrowing to 3.41m (17'0" x 14'4")

Dressing Area - 3.24m x 1.31m (10'7" x 4'3")

Ensuite - 3.47m x 2.28m (11'4" x 7'5")

Bedroom 2 - 4.07m x 3.88m (13'4" x 12'8")

Ensuite - 2.9m x 1.87m (9'6" x 6'1")

Bedroom 3 - 4.12m x 3.4m (13'6" x 11'1")

Ensuite - 2.98m x 2.1m (9'9" x 6'10")

