



Flat 12, Earle House  
Winnall Manor Road  
Winchester  
SO23 0NA



**BYRNE  
RUNCIMAN**

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)



## FLAT 12, EARLE HOUSE

### PRICE GUIDE: £195,000

#### The Property

Flat 12, Earle House is a second floor, two bedroom purpose built apartment on the Winnall Manor Estate dating from the 1960's. A great opportunity for an investor seeking a return from rental or individuals, perhaps a first time buyer, looking for a home. This property would benefit from a certain amount of updating. Viewing is very highly recommended.

- \* NO ONWARD CHAIN \*
- \* TWO BEDROOM APARTMENT \*
- \* SECOND FLOOR \*
- \* KITCHEN / BREAKFAST ROOM \*
- \* LIVING ROOM\* BATHROOM \*
- \* LANDSCAPED GROUNDS \*
- \* INVESTMENT POTENTIAL \*

#### The Location

The flat is well located for public transport routes into the city centre and Winchester train station with direct trains to London. There is easy access to the M3 motorway and A34. Walking distance from both local shops and main supermarket at Winnall.

#### Directions

Heading north on M3 exit J9 and take first exit onto Easton Land, at next roundabout take 2<sup>nd</sup> exit and stay on Easton Lane. Turn left into Winnall Manor Rd, then second left into Winnall Manor Road, follow road round until you see Earle House in front of you.

#### ACCOMMODATION

Main door to lobby with lift and stairs leading to 2<sup>nd</sup> floor. Door to landing, half glazed front door opening to:

**HALLWAY** Intercom entry phone\*, double glazed window to side, cupboard housing hot and cold water tanks, fusebox, electric Dimplex wall mounted heater\*. Doors opening to:

**BEDROOM ONE** Double glazed window to side, Dimplex electric wall mounted heater\*, double doors to cupboard.

**BEDROOM TWO** Double glazed window to side, Dimplex electric wall mounted heater\*

**BATHROOM** Double glazed window to side, panelled bath with electric shower\* over and glass shower screen. Low level w.c., wash hand basin, fully tiled walls and floor, ladder style radiator, extractor fan\*, cupboard.

**KITCHEN / BREAKFAST ROOM** Double glazed windows to side and rear, laminate flooring, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, space for fridge/freezer and dishwasher. Electric built in oven\* with electric hob\* and extractor over\*, partially tiled walls.

**LOUNGE** Double glazed window to side, Dimplex electric wall mounted heater\*. Double glazed door to:

**BALCONY** Small area with painted metal railings.

#### OUTSIDE

There is a shared parking area outside Earle House and **LANDSCAPED GROUNDS**

**TENURE:** Leasehold, residue of 125 year lease dating from 14<sup>th</sup> November 1988.

**GROUND RENT** £10 per annum.

**MAINTENANCE** £1,267.95 for 2024/25.

**SERVICES:** Mains water, drainage and electricity

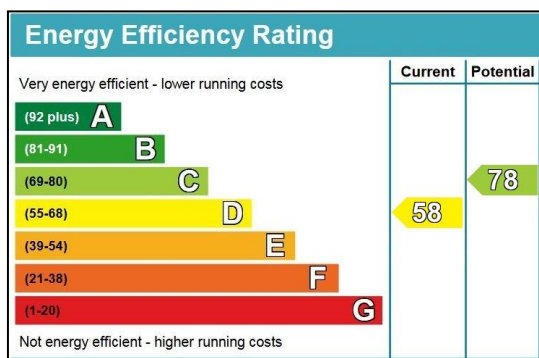
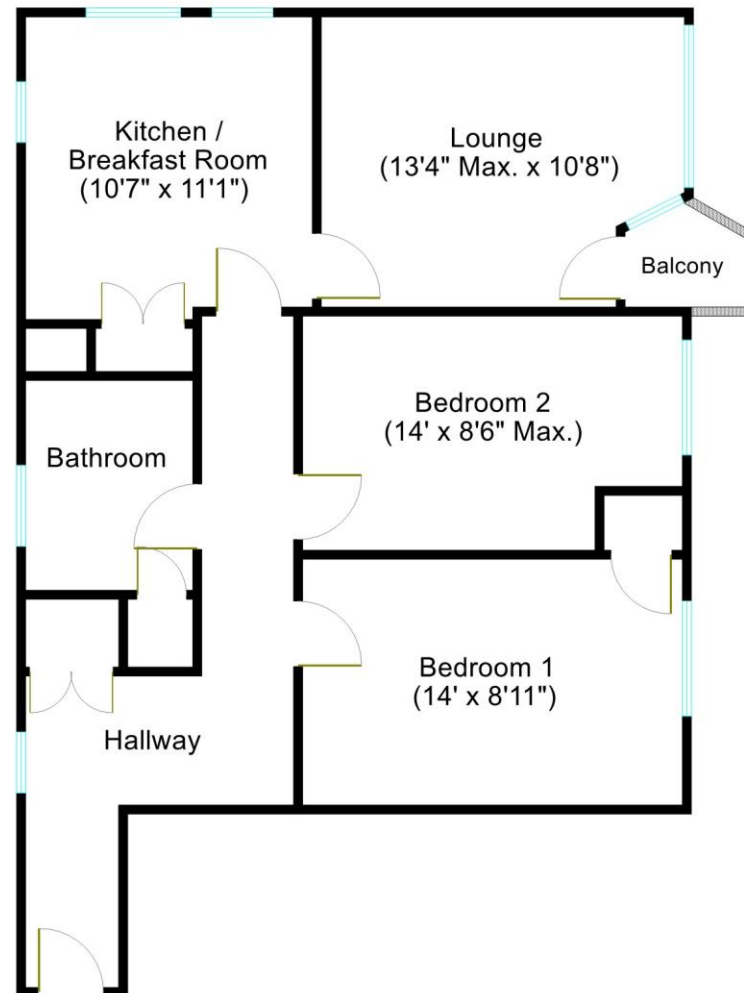
**LOCAL AUTHORITY:** Winchester City Council.

**COUNCIL TAX BAND:** B

**Agents Note:** *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.*

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total Approx. internal floor area = 711.3 sq ft / 66 sqm.  
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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