

Nota Bene

Council Tax Band: - Winchester City Council. Tax Band C
 Tenure: - Leasehold Lease length 979 years. Maintenance £1700 pa; Ground Rent £200pa
 Property Type: - Upper Floor Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Average available download speed for this Postcode of MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Allocated plus visitor space
 Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
 Fenwicks Estate Agents has further information as provided by current vendor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

£244,995

11 Kingswood Place, Serotine Close, Knowle, PO17 5FG



- Upper Floor Apartment
- 23 Foot Entrance Hall
- Two Bedroom
- Spacious Lounge
- Kitchen
- Principle Bedroom with En-Suite Shower Room
- Fitted Kitchen
- Bathroom
- Leasehold
- NO ONWARD CHAIN

The Accommodation Comprises:-

Front door with security entry system into:-



Entrance Hall:-

Stairs to the apartment, front door into:-

Inner Hallway:-

Sash window to side, front door into:-

Main Hallway:-

23' 6" x 3' 9" (7.16m x 1.14m)

Double radiator, picture rail, coving to flat ceiling, smoke detector, two sash windows, deep cupboard with shelving for storage.

Lounge:-

15' 10" x 15' 7" (4.82m x 4.75m)

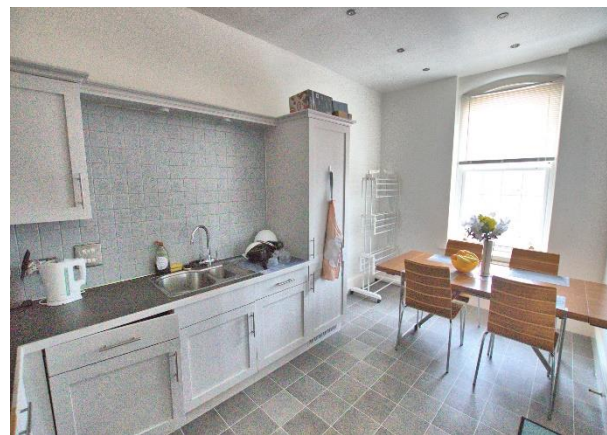
Sash windows to front and side elevations, picture rail, coving to flat ceiling, radiator, glazed doors to:-



Kitchen/Diner:-

15' 8" x 8' 11" (4.77m x 2.72m)

Sash window, double radiator, range of base and eye level units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, pelmet lighting, Neff ceramic hob with stainless steel extractor over, oven and grill, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher.



Bedroom 1:-

10' 5" x 12' 4" (3.17m x 3.76m)

Sash windows, double radiator, fitted wardrobe unit, door to:-



En-Suite Shower Room:-

7' 1" x 3' 11" (2.16m x 1.19m)

Sash window, close-coupled wc with concealed cistern, wash hand basin with mixer tap, shower cubicle with sliding door, partly tiled, shaver socket, lighting and extractor inset ceiling.



Bedroom 2:-

10' 5" x 8' 7" (3.17m x 2.61m)

Sash window, radiator, fitted wardrobe unit.



Bathroom:-

Close-coupled wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand shower attachment, partly tiled, towel rail, picture rail, lighting and extractor inset, door to cupboard containing wall-mounted central heating boiler and Neptune hot water cylinder.



Outside:-

Allocated parking space (Number 5) and visitors parking.