



GUIDE PRICE  
**£140,000 - £150,000**  
**4 Saxe Court**  
Knowle, PO17 5GF

Located in the sought after location of Knowle, this one-bedroom ground floor flat offers an ideal blend of comfort and convenience - perfect for first-time buyers, downsizers, or investors alike. The property boasts a light-filled living room, a well-proportioned double bedroom and a fitted kitchen with ample storage. Outside, residents can enjoy access to well-maintained communal areas, while the ground floor position provides easy access with no stairs to climb - ideal for those seeking single-level living. Additional benefits include gas central heating, double glazing and an allocated parking space. Situated just a short walk from local shops, this property offers an opportunity to own a home in a highly sought-after area where properties rarely come to market.





## HALLWAY

## LIVING ROOM

14' 8" x 9' 0" (4.47m x 2.74m)

## KITCHEN/BREAKFAST ROOM

12' 0" x 7' 0" (3.66m x 2.13m)

## BEDROOM

11' 0" x 8' 8" (3.35m x 2.64m)

## BATHROOM

## PARKING

Allocated parking space.

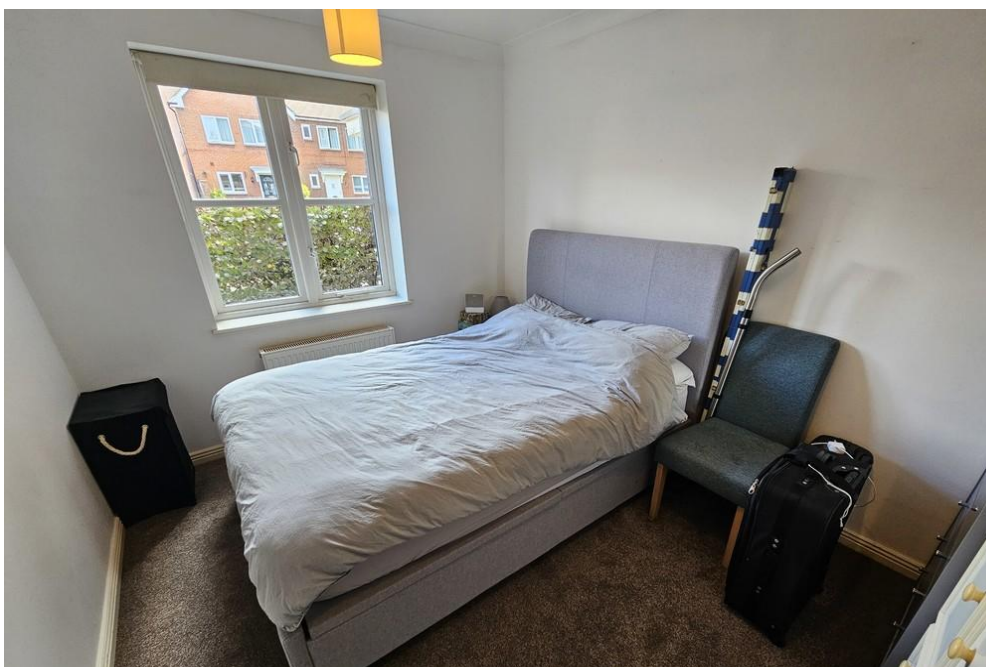
## LEASE INFORMATION

Balance of lease (as of current date): 976 years remaining

Ground Rent Charges: £100 per annum

Service/Maintenance Charges: £1244 per annum (payment of £622.84 is taken 6 monthly October & March)

This information has been provided by the seller and will need to be verified by your legal representative.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Winchester City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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