

14 Galahad House Fellowes Rise, Winchester, SO22 5TF
Asking Price £480,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Developed by renowned home builder Berkeley Group, the owners have maintained the uncompromising quality and present an immaculate two bedroom, two bathroom apartment.

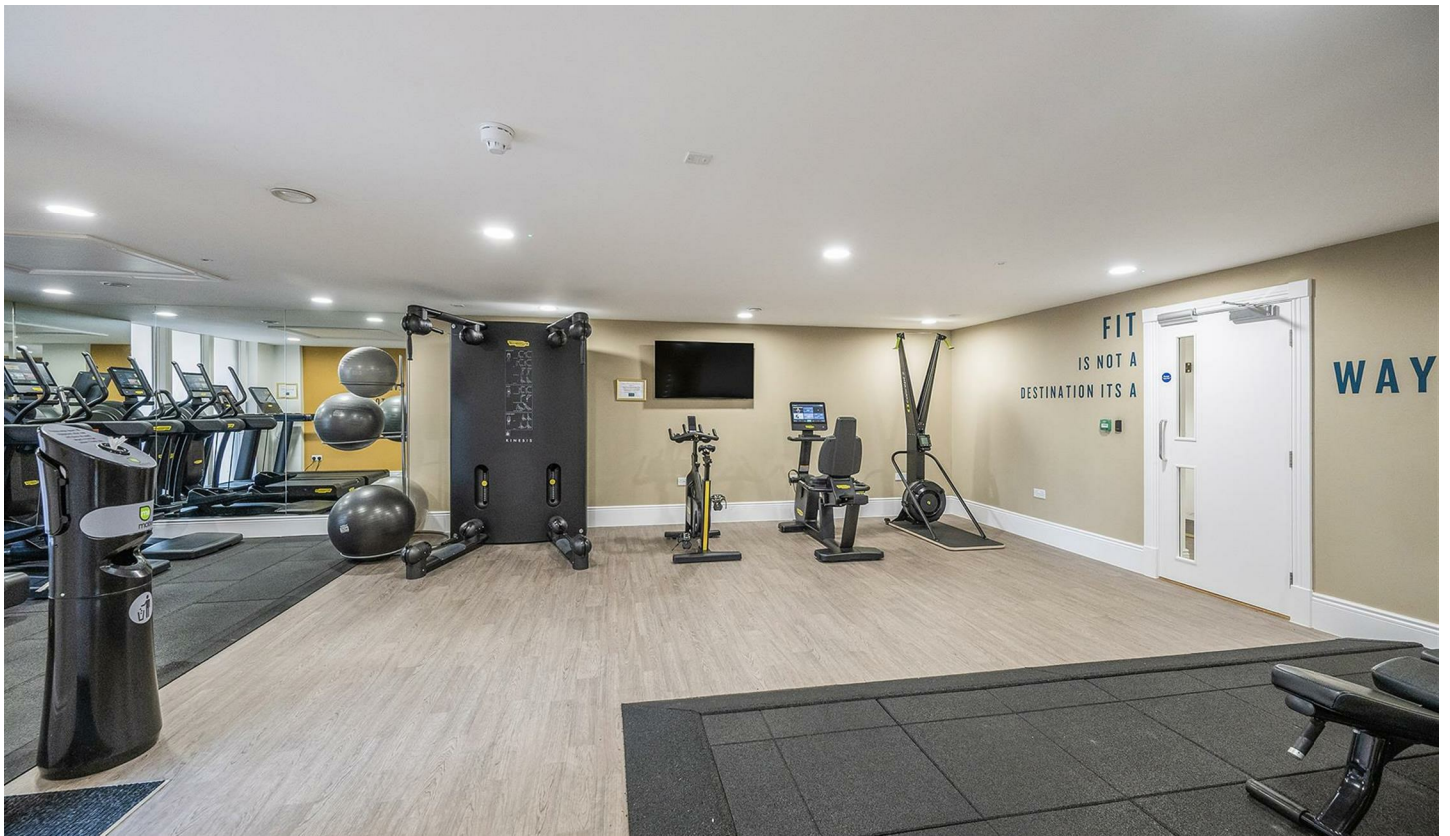
The accommodation has been optimised to provide contemporary and practical living, with the open plan kitchen/living space the heart of this. Ample work surfaces accompany integrated appliances, including oven, microwave, induction hob, dishwasher, fridge, freezer and wine cooler.

The principal bedroom benefits from a dressing area with fitted wardrobes and an ensuite shower room. The second bedroom will comfortably accommodate a double bed, while the high specification main bathroom includes a bath with overhead shower and a glass shower screen. An excellent utility cupboard provides storage and laundry

Located on the second floor, the apartment benefits from a southerly aspect and views over the resident's garden, which can be enjoyed from the balcony.

Fellowes Rise provides best in class resident amenities including concierge, gym, communal gardens and bicycle store. Guest parking permits are available alongside the allocated underground parking space, which can be accessed via both the lift and stairs.





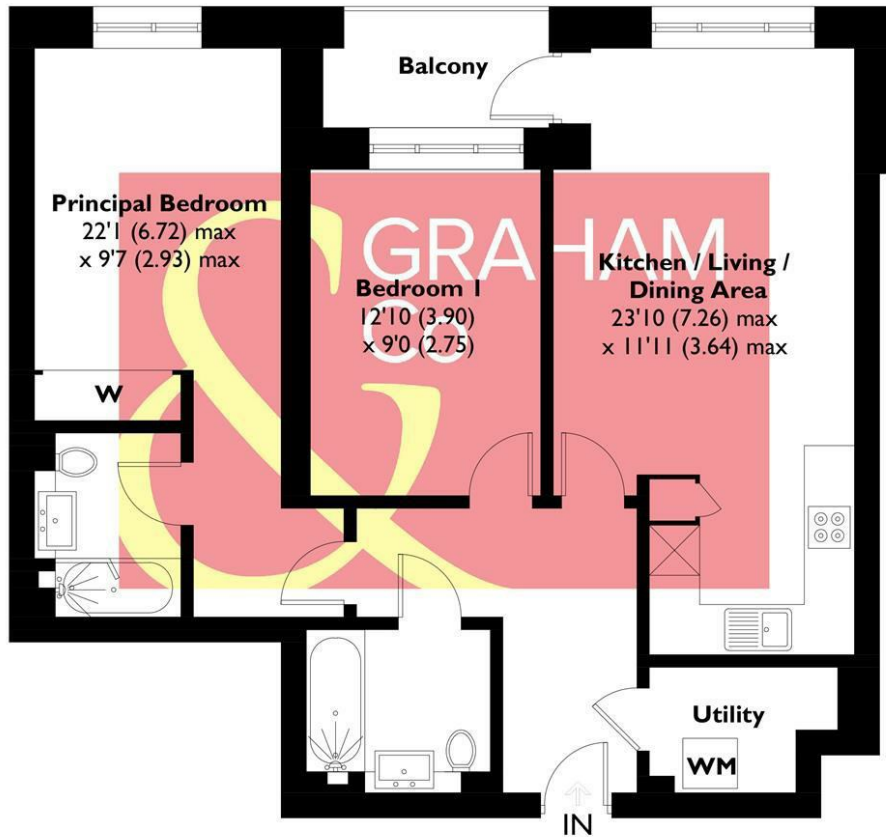
Winchester

Fellows Rise is located within 0.5 miles of the railway station and a scenic walk through Oram's Arbour. Direct trains to London Waterloo take approximately an hour. Further transport links are excellent, with easy access to the A34, M3 and M27.

The historic city of Winchester is also within 0.5 miles, providing numerous shops, boutiques, coffee shops, fine restaurants and contemporary bars, as well as the famous Cathedral, beautiful Water Meadows and numerous other cultural amenities.



APPROXIMATE GROSS INTERNAL AREA = 806 SQ FT / 74.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1289469)
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (95 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (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 | |

Tax Band: D



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