



142 St. Cross Road, Winchester, SO23 9RJ  
Asking Price £330,000



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### PROPERTY DESCRIPTION BY Mr Nick King

This two bedroom, two bathroom ground floor apartment, set within a small development is presented in excellent condition throughout.

The apartment comprises open plan living/dining room with adjoining kitchen and patio door, two double bedrooms with ensuite facilities to the principle bedroom and bathroom. There is ample built in storage in the apartment. The property benefits from an allocated parking space along with visitor parking, private terrace and a communal garden.

Sold with no onward chain.





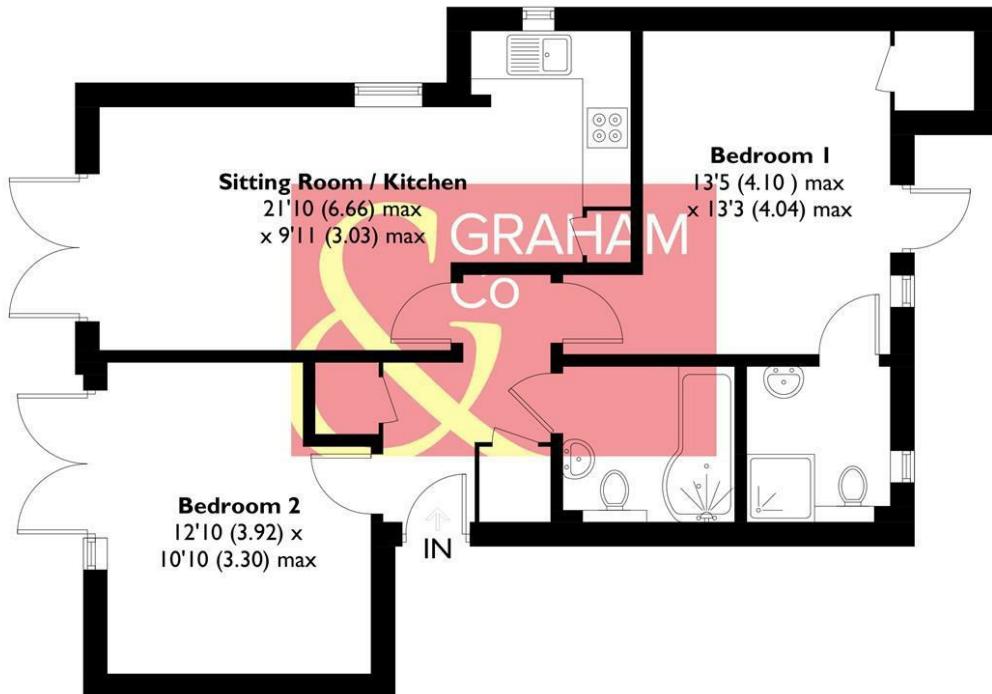
## Winchester

Argyll Court is located 1 mile from the historic centre of Winchester. The City provides numerous shops, boutiques, fine restaurants, contemporary bars and coffee shops, as well as the famous Cathedral and beautiful Water Meadows. Transport links are excellent, with easy access to the A34, M3 and M27, along with direct trains to London Waterloo taking approximately an hour.





APPROXIMATE GROSS INTERNAL AREA = 693 SQ FT / 64.4 SQ M



## GROUND FLOOR 693 SQ FT / 64.4 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 (ID1273661)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	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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