



2 Winsor Place Spring Lane, Colden Common, Winchester,
SO21 1SW
Asking Price £199,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated in a quiet and well-regarded location in Colden Common, this charming one-bedroom top-floor maisonette offers bright, well-proportioned accommodation and is ideal for first-time buyers, investors, or those looking to downsize.

The property is light and airy throughout, with a generous open-plan kitchen, lounge and dining area forming the heart of the home. The kitchen is well fitted with wall and base units, a hob and oven, and offers space for a tall fridge/freezer and washing machine. Multiple double-glazed windows to the front, side and rear aspects flood the room with natural light, creating a welcoming and modern living environment.

The spacious double bedroom provides a comfortable retreat and benefits from two built-in wardrobes and dual rear-facing windows. Completing the interior is a well-appointed bathroom featuring a shower over the bath, heated towel rail, and contemporary fittings.

Outside, the property benefits from practical amenities including bin storage and a bike shed. Parking is provided via one allocated residents' space, with additional free on-road parking available nearby. The maisonette is further enhanced by having no ground rent or service charge, helping to keep ongoing costs to a minimum.



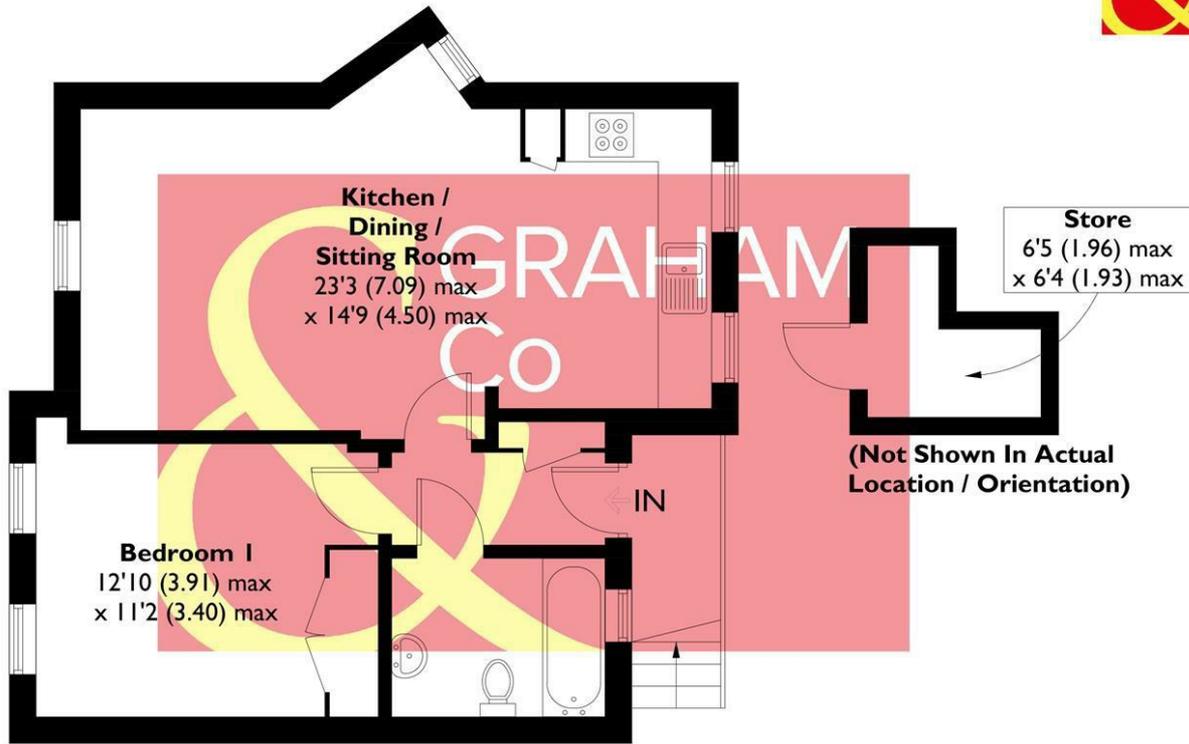


Colden Common is a popular and well-connected Hampshire village, offering a welcoming community atmosphere alongside a range of everyday amenities. The village benefits from local shops, reputable schools, a traditional public house, a doctor's surgery and pharmacy, all within easy reach. Excellent transport links make it ideal for commuters, with regular bus services providing convenient access to Winchester and Eastleigh, while nearby road links connect easily to the M3. Surrounded by attractive countryside yet close to major centres, Colden Common offers an appealing balance of village living and modern convenience.





APPROXIMATE GROSS INTERNAL AREA = 508 SQ FT / 47.2 SQ M
STORE = 29 SQ FT / 2.7 SQ M
TOTAL = 537 SQ FT / 49.9 SQ M



FIRST FLOOR
508 SQ FT / 47.2 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 (ID1273360)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C	76	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

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

