



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





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#### PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, Graham & Co are delighted to present to the market this two bedroom two bathroom purpose built ground floor apartment.

Situated within a small exclusive development, the property features a modern spacious open plan living/dining room with adjoining kitchen, two double bedrooms with ensuite facilities to the principal bedroom, and bathroom. There is.

The property benefits from ample built in storage in the apartment, an allocated parking space with additional visitor parking, private terrace, and a communal garden.







## Winchester

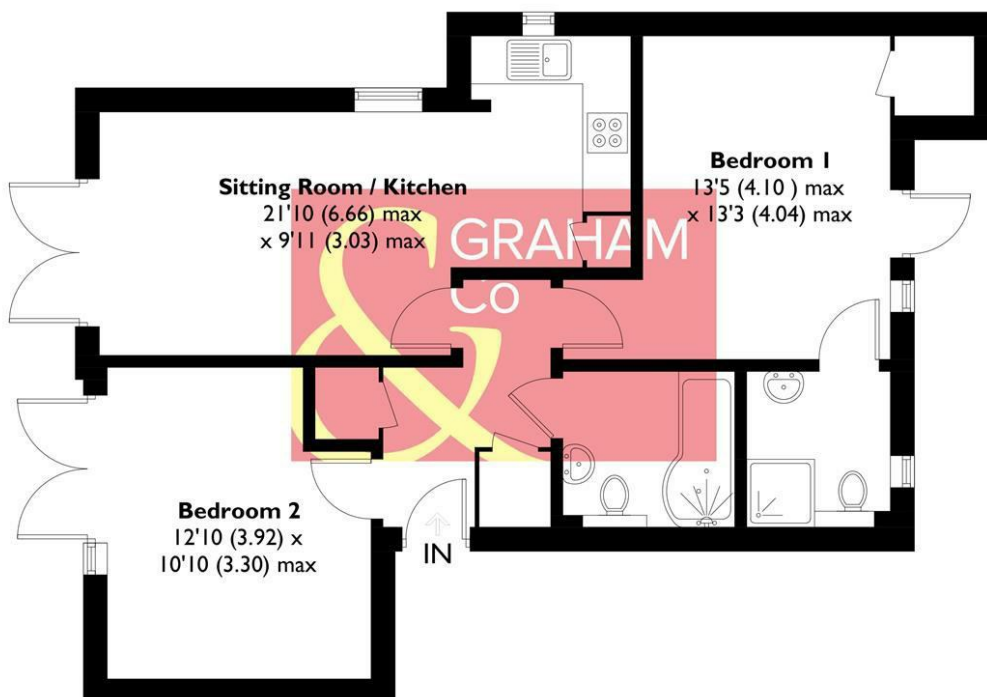
Argyll Court is located 1 mile from the historic centre of Winchester. The City provides a blend of independent businesses alongside renowned high-street brands, with numerous shops, boutiques, fine restaurants, contemporary bars and coffee shops, as well as the famous Cathedral and beautiful Water Meadows, which provides scenic traffic-free access to the city centre. Transport links are excellent, with access to the A34, M3 and M27, Southampton and Bournemouth airports, 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		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.

