



Flat 2, The Old Granary, Bank Street, Bishops Waltham - SO32 1AE  
£360,000

WHITE & GUARD

# Flat 2, The Old Granary

Bank Street, Southampton

Forming part of a luxury conversion and set in the very heart of Bishops Waltham Town is this outstanding two bedroom first floor apartment. A Grade II listed building, The Old Granary has a rich history, dating back to the 19th Century and was most recently "Banks Bar and Bistro" restaurant. Occupying a central location the property has been superbly presented and offers two well-proportioned bedrooms and a large open plan living room and kitchen. The rooms have exposed beams and have been sympathetically converted to retain a brilliant degree of charm and character. Available for immediate occupation a viewing comes highly recommended.

## LOCATION

The historic market town of Bishop's Waltham is set in beautiful Hampshire countryside. A recent Village of the Year winner, its local community is vibrant and varied. The property is set in the heart of the village, which offers most shops and services. Comprehensive local amenities include infant and junior schools, swimming pool, churches, pubs, doctor's surgery; Swanmore College is 4k away. Neighbouring Botley has a mainline railway station with Winchester, Southampton and Portsmouth all close as commutes. Main M3 and M27 access routes are within easy reach.

- WINCHESTER COUNCIL BAND TBC
- EPC RATING D
- LEASEHOLD
- SET IN THE HEART OF BISHOPS WALTHAM
- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ROOM / KITCHEN
- SHOWER ROOM
- NO FORWARD CHAIN





## INSIDE

The front door opens into an enclosed and spacious entrance hall while internal doors lead to the principal accommodation. The open plan living room kitchen area features exposed ceiling beams with the kitchen itself comprising of a matching range of wall and base level units with fitted work surfaces over, which incorporate an inset sink, induction hob and electric oven, further appliances include a dishwasher, fridge and freezer. Both bedrooms are well-proportioned double rooms with space for freestanding bedroom furniture and is serviced by a well appointed shower room, which offers a walk in shower cubicle with fitted glass shower screen, wash hand basin, WC and heated towel rail.

Lease Information: On completion of the sale the property will have a newly created lease. Details surrounding the lease length and any associated ground rent and service charges will be confirmed in due course.

## SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.



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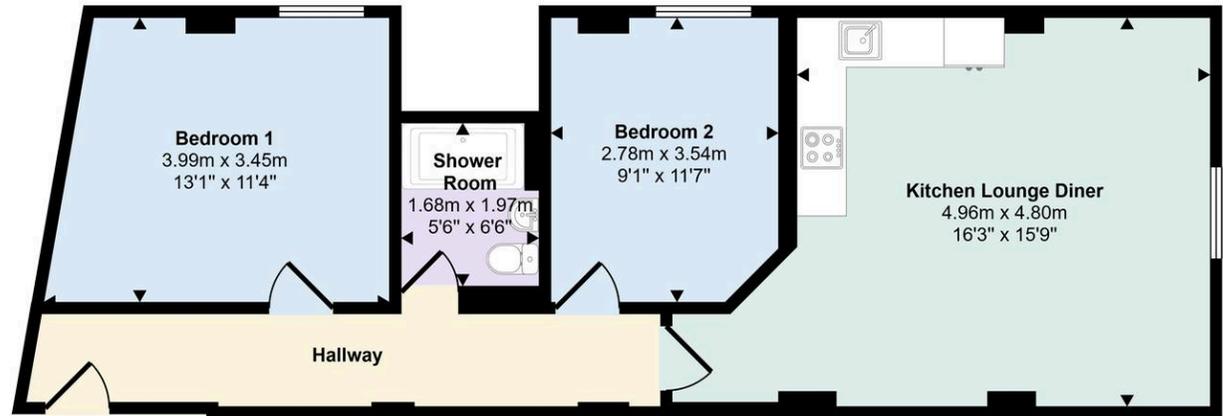
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#### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Approx Gross Internal Area  
63 sq m / 683 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

