



Connells

Earle House Winnall Manor Road
Winchester



Property Description

Situated in a sought-after Winchester location, this spacious upper floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Benefiting from lift access, residents' parking, a private balcony, and no onward chain, the property provides comfortable living with fantastic potential for cosmetic modernisation.

The welcoming entrance leads into a generous open-plan living space, creating an ideal setting for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units with space for freestanding appliances, while the bright living area enjoys direct access to the private balcony, providing the perfect spot to enjoy a morning coffee or unwind outdoors.

The apartment features two well-proportioned double bedrooms, both offering excellent space for furnishings, alongside a family bathroom serving the accommodation.

Further benefits include electric heating, residents' parking, lift access to all floors, and the opportunity to update and personalise the property to your own taste.

Conveniently positioned within easy reach of Winchester city centre, local amenities, transport links, and the mainline railway station, this is a fantastic opportunity not to be missed.

Entrance Hall

Double glazed window to side aspect.
Electric radiator.

Lounge

Double glazed window to rear and side aspect. UPVC door to balcony.

Kitchen

Double glazed window to rear and side aspect. Fitted kitchen with wall and base units. Space for appliances.

Bedroom 1

Double glazed window to rear aspect. Electric radiator.

Bedroom 2

Double glazed window to rear aspect. Electric radiator.

Bathroom

Double glazed window to side aspect. Toilet. Wash hand basin. Bath with electric shower over. Electric radiator towel rail.

Outside

Residents parking.
Lift.

Agent Note

The property will be 'sold as seen' and the fixtures & fittings form will not be provided





Total floor area 85.1 m² (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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19 Market Street
EASTLEIGH SO50 5RH

EPC Rating: D Council Tax
Band: B

Service Charge:
1714.15

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309754

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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