



Fairlawn House, 11 Christchurch Road
Winchester, Hampshire, SO23



Beyond your expectations

Second floor flat with balcony, garage and garden in St. Cross

Two bedrooms | bathroom | sitting room | kitchen | balcony | garage | communal gardens

Guide Price £379,950 Share of Freehold

Description

A beautifully presented second floor flat in a very conveniently located block at the city centre end of Christchurch Road. The accommodation comprises a large sitting room with plenty of space for a dining area and door onto the balcony which faces to the South-east. There are also 2 bedrooms, both with built-in wardrobes and doors onto the balcony as well. There is a fully fitted kitchen and a bathroom.

Outside

The block is approached from Christchurch Road with a driveway entrance, communal gardens and visitor parking. The drive runs around to the back of the block and to the end of the substantial and well stocked communal gardens where there is a row of garages, one for each flat which is included in the sale.

Location

Located at the city centre end of Christchurch Road, the flat is close (0.5 miles) to the local amenities of the High Street and the leisure, cultural and recreational facilities of Winchester City Centre. The train station is located 0.6 miles away and there are fast rail services to London Waterloo (approx. 1 hour) and Southampton. The M3 provides easy road access to the national road network and Southampton International airport (12 miles) offers daily flights to a variety of European destinations.

Additional Information

All mains services connected Local authority –

Winchester City Council

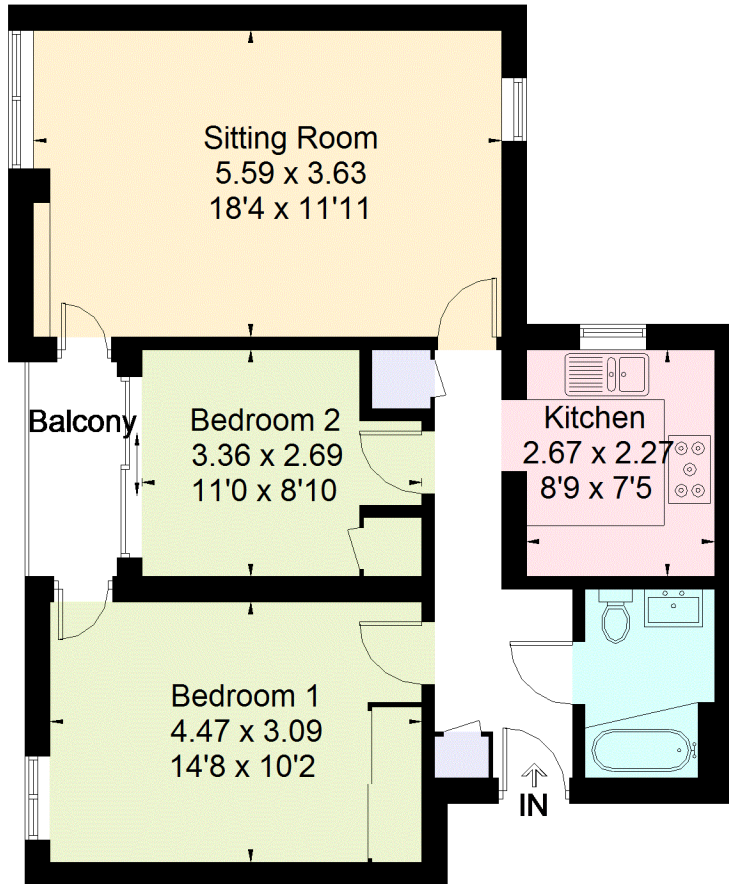
Lease – 999 year lease from 2013
Service charge – £446.92 x 2 per annum
Ground rent – £20 per annum



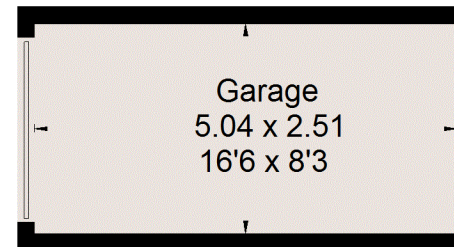
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Christchurch Road, Winchester

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 78 sq m / 839 sq ft



(Not Shown In Actual Location / Orientation)



FLOORPLANZ © 2016 0845 6344080 Ref: 174951

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

