

Connells

Woolford Close
Winchester

Woolford Close
Winchester SO22 4DN

for sale offers in excess of
£200,000







Property Description

Offered with no forward chain, this beautifully presented top-floor apartment in a three-storey block, is ready to move straight into, making it an ideal purchase for first-time buyers, professionals, investors, or those looking to downsize.

The apartment is exceptionally well maintained throughout and welcomes you with a spacious entrance hall leading to a bright and airy living room, enhanced by two large windows that flood the space with natural light.

The modern fitted kitchen is well equipped with integrated appliances, offering both style and practicality.

There are two generous double bedrooms, complemented by a contemporary bathroom and a separate WC, providing added convenience for everyday living.

Outside, residents can enjoy attractive communal gardens and the benefit of permit parking.

Situated in a highly desirable location, the property is within easy reach of Winchester city centre, the University of Winchester, and an excellent selection of local amenities. Superb transport links also provide convenient access for commuters.

This is a fantastic opportunity to secure a spacious, move-in-ready home in one of Winchester's most sought-after locations.

Entrance Hall

Consumer box. Radiator. Storage cupboard x2.

Lounge

Double glazed windows to rear aspect x2. Radiator. New flooring.

Kitchen

Double glazed window to rear aspect. Boiler in cupboard (serviced yearly). Fitted kitchen with wall and base units, integrated white goods, integral electric oven and hob with extractor fan. New flooring.

Bedroom 1

Double glazed window to side and rear aspect. Built in cupboard. Radiator.

Bedroom 2

Double gazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Modern bathroom with heated towel rack, storage cupboard with plumbing for a washing machine, shower over the bath and washing basin. Separate toilet.

Loft Space

Ladder. Light.

Outside

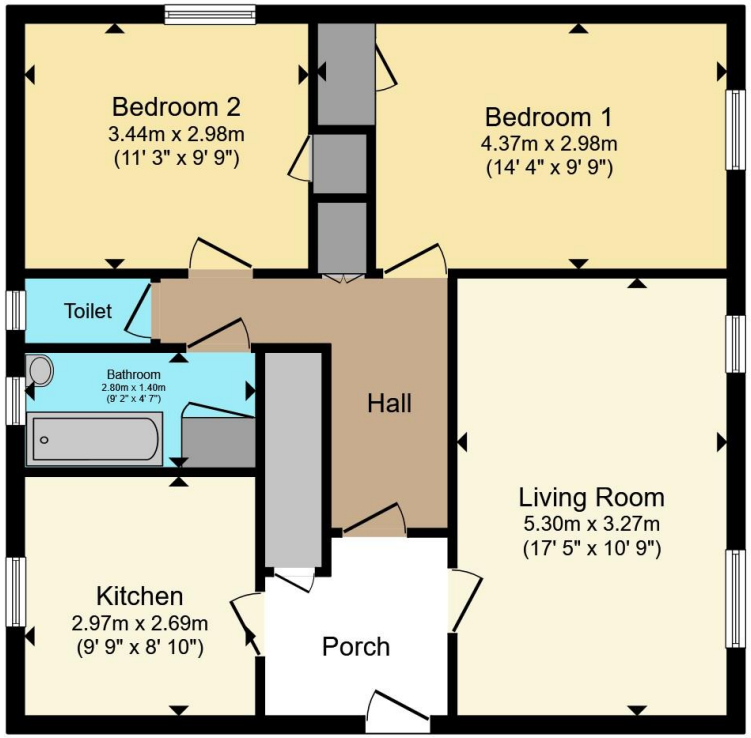
Permit parking. Communal garden.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 66.1 m² (711 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: C

Council Tax Band: B

Service Charge: 1082.04

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309707

This is a Leasehold property with details as follows; Term of Lease 111 years from 27 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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