



**45 ASHBOURNE COURT**

Winton Close, Winchester, Hampshire, SO22 6DJ

**Carter Jonas**

## 45 ASHBOURNE COURT, WINTON CLOSE, WINCHESTER, HAMPSHIRE, SO22 6DJ

- Open plan kitchen/sitting room
- 2 bedrooms, one ensuite
- Bathroom
- Car port
- Communal grounds
- Security intercom
- EPC rating B

### DESCRIPTION

Built by David Wilson Homes, these superbly located apartments are immaculately presented. The oversized entrance hall with storage cupboards and intercom system leads to the 2 bedrooms, bathroom and lovely bright sitting room/kitchen. The fully integrated kitchen is built in a contemporary style which compliments the reception room. There is a double bedroom with shower ensuite and a bathroom with bath and shower and a second double bedroom.

### OUTSIDE

There is a space allocated in the car port and bicycle storage. The attractive communal gardens are well maintained and provide an outdoor area for the occupants.

## A BEAUTIFULLY PRESENTED 2 BEDROOM APARTMENT WITH CAR PORT AND COMMUNAL GROUNDS



## LOCATION

Ashbourne Court sits within the popular development of Winton Close in a quiet location off the Andover Road to the north of the city. It is within 0.7 miles of the station (Waterloo in around 1 hour) and Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen. Communication links are excellent with the A34, A303, M3 and M27 all within easy reach.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold. 155 year lease from 1st June 2008. 139 years, 1 month remaining.

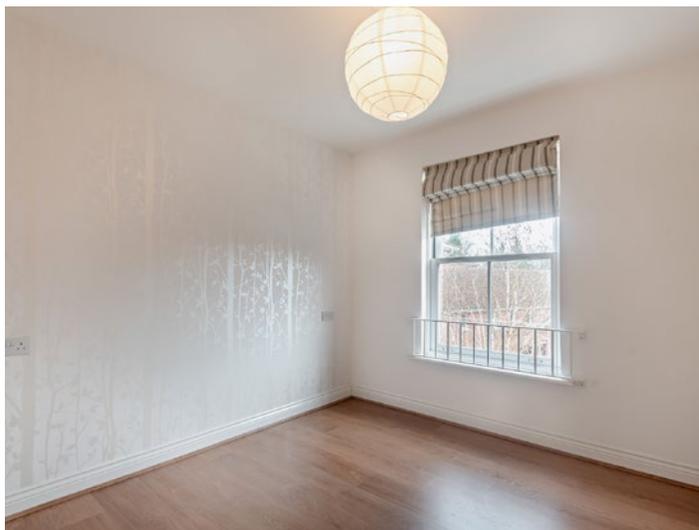
**Annual Ground Rent:** £320. Ground rent review period: Ask agent. How much the ground rent increases by at the review period: Ask agent.

**Annual Service Charge:** Managing agent and service charge: £1,247.49. Estates and management: £435. Service charge review period: Ask agent.

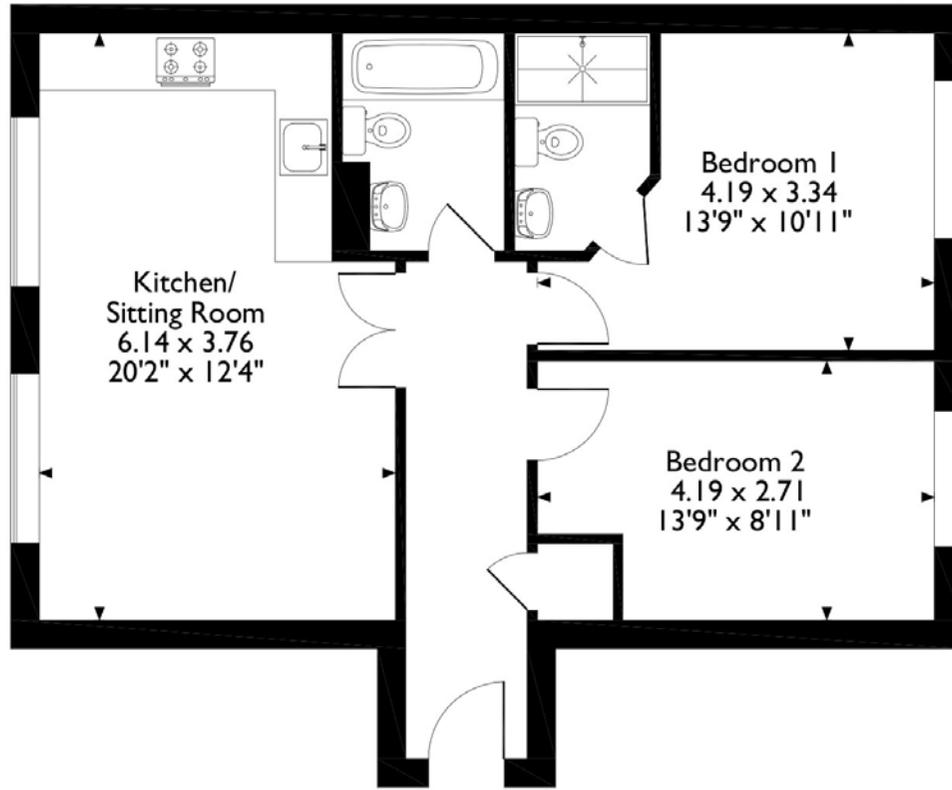
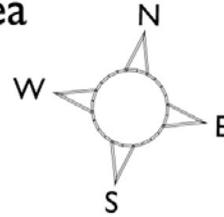
**Services:** Mains gas central heating, mains electric, metered mains water and mains drainage. Broadband: Fibre to the cabinet (FTTC). Mobile phone signal/coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>.

**Local Authority:** Winchester City Council. Council Tax Band C.

**Viewing:** Strictly via the agent Carter Jonas.



45 Ashbourne Court Winton Close, Winchester  
 Approximate Gross Internal Area  
 60 Sq M/646 Sq Ft



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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