



22 NORMANS

Norman Road, Winchester, Hampshire, SO23 9PP

Carter Jonas

22 NORMANS, NORMAN ROAD, WINCHESTER, HAMPSHIRE, SO23 9PP

- Two bedrooms
- Sitting room
- Kitchen
- Bathroom
- External storage
- Garage
- Communal gardens

DESCRIPTION

Offered to the market for the first time in over 30 years, this two-bedroom property is now in need of updating and modernisation, but benefits from over 900 years of the existing lease. The communal entrance hall provides access to this ground floor apartment. The inner hall provides access to the two bedrooms, kitchen, sitting room and bathroom. The property benefits from communal gardens, residents parking and a private garage with up and over door.

TWO BEDROOM, GROUND FLOOR FLAT



LOCATION

Norman Road, St. Cross is a much sought after residential area of Winchester. Nestled amongst the many period houses and other buildings of historic interest, namely the Hospital of St. Cross, this area holds great appeal. The Ofsted outstanding St. Faiths Primary School, is just ¼ mile away, feeding to Kings' Secondary school. The Pilgrims' School and Winchester College are also within 0.5 miles. The city centre can be accessed via an attractive route encompassing some of the historic buildings of Winchester College and the Cathedral. Winchester's mainline station with regular trains to Waterloo is within 1.3 miles. A regular bus service runs to and from the city centre and station. Junction 11 of the M3 is about ¾ mile away, giving access to Southampton and London.

ADDITIONAL INFORMATION

Tenure: Leasehold, 999 year lease from 25th December 1963, 938 years 6 months remaining. Ground rent: £25. Ground rent review period: TBC. Annual Service charge: £1,300. Service charge review period: TBC.

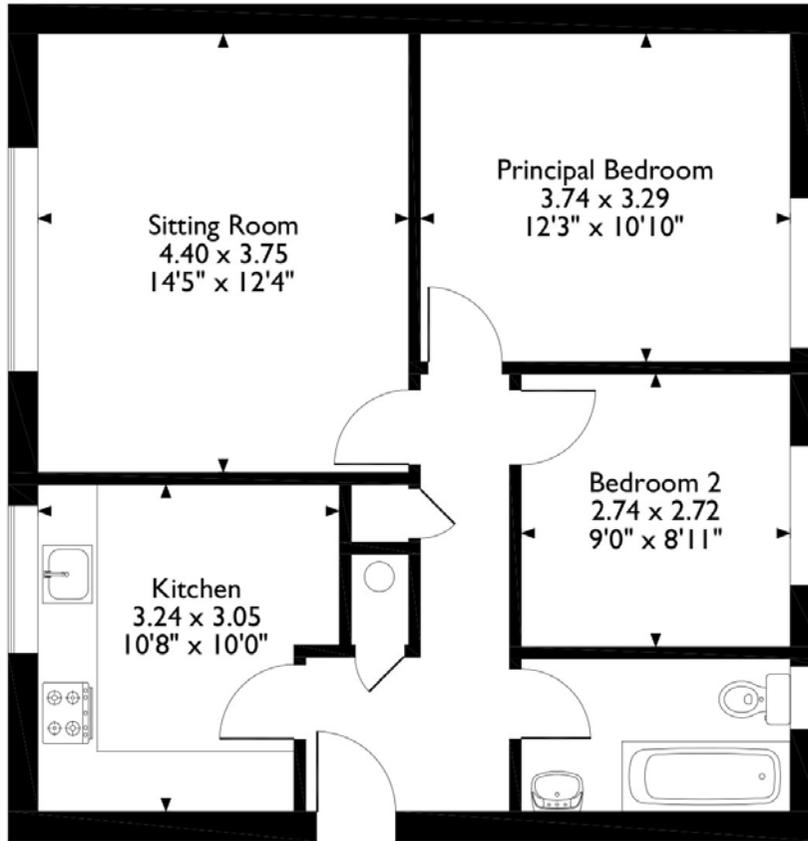
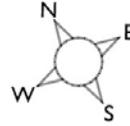
Services: Mains electric, gas, drainage and water. Electric central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

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

Viewings: Strictly by appointment through the agents, Carter Jonas, 01962 842742.



22 Normans, Norman Road, Winchester, Hampshire
 Approximate Gross Internal Area
 59 Sq M/635 Sq Ft



Ground 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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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