



FLAT 12, BILBERRY COURT, STAPLE GARDENS, WINCHESTER, SO23 8SP

Carter Jonas



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Modern fitted kitchen • Newly refurbished shower room • EPC rating C

Located on the 2nd floor of this purpose built apartment block, where residents have access to a laundry and cycle store. The apartment is accessed via a secure entry system with stairs to all floors. The entrance door then opens through to the open plan space with floor to ceiling box bay window, modern fitted kitchen with appliances and a newly refurbished shower room. The property is perfectly situated just 1/4 mile from Winchester railway station, the city centre and cathedral.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold. 189 year lease from 29<sup>th</sup> September 1982. 147 years remaining. Ground rent: £175. Ground review period: TBC. Annual service charge: £1,776 which includes the charge for all water. Service charge review period: TBC.

**Services:** Mains water, electricity and drainage. 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 A.

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

## IDEAL INVESTMENT OR FIRST TIME PURCHASE





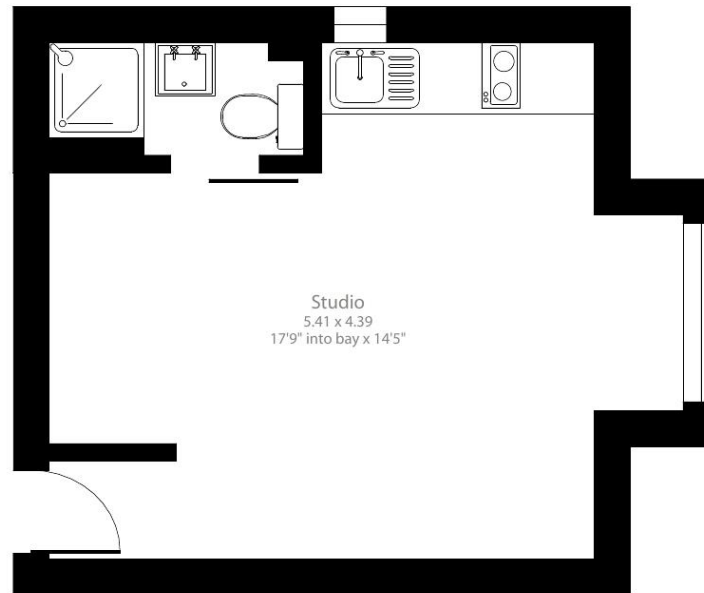


Classification L2 - Business Data

# Bilberry Court, Staple Gardens, Winchester, SO23

Approximate Area = 236 sq ft / 21.9 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Carter Jonas. REF: 1026777

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## IMPORTANT INFORMATION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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		