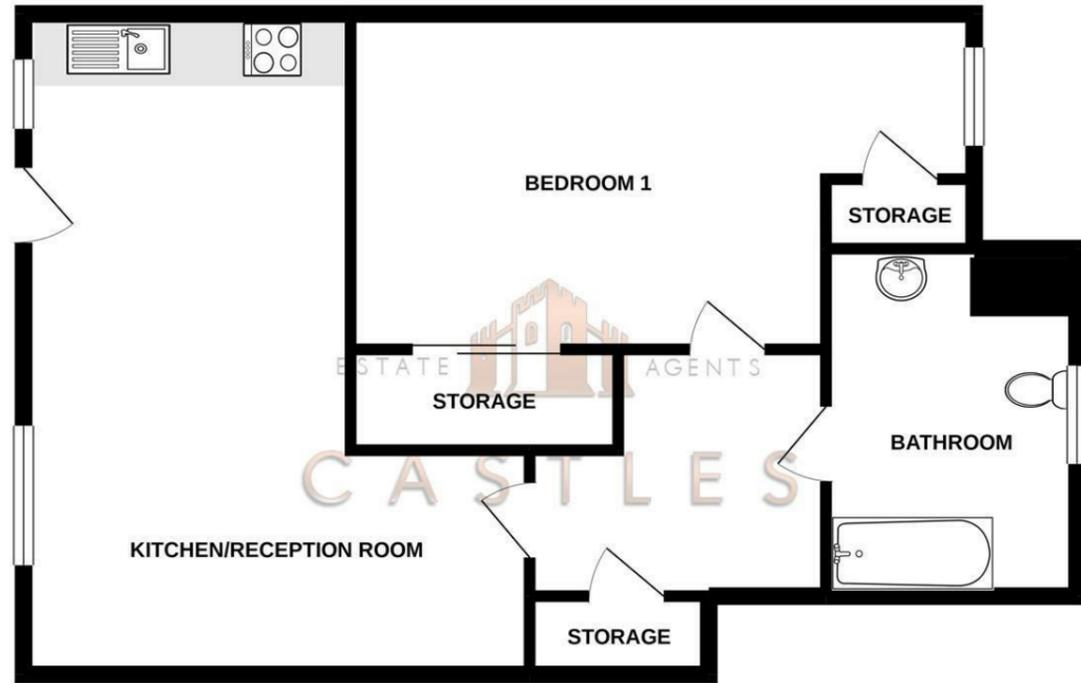


Floor Plan

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



40a Bar End Road
Winchester, SO23 9NP

Castles are pleased to welcome to the market this modern one bedroom ground floor apartment with its own private entrance and parking in Bar End Road, Winchester.

The property is conveniently located within walking distance of the city centre.

This well presented one bedroom apartment has an open plan kitchen/dining/living room. The kitchen area has a range of fitted units and built in appliances including a dishwasher, fridge freezer and hob. The hallway, which has a utility cupboard with space and plumbing for a washing machine, leads to the double bedroom which has two built in wardrobes and the well appointed bathroom.

There is parking in the residents car park at the back of the building, this is available on a first come first served basis.

The property is on the outskirts of Winchester city, only a short walk to the town centre with its many attractions and amenities. The historic city of Winchester offers many unique shops, boutiques, cinema, sports facilities, restaurants, traditional inns, bars and the renowned Theatre Royal. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.

For more information or to arrange a viewing on this property please call Castles today.

Offers in excess of £200,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PORTCHESTER
PO16 9QD



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GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

40a Bar End Road Winchester, SO23 9NP



- GROUND FLOOR APARTMENT
- WINCHESTER LOCATION
- OPEN PLAN
- WALKING DISTANCE TO CITY CENTRE
- RESIDENTS PARKING
- MODERN FINISH THROUGHOUT
- DOUBLE BEDROOM
- LONG LEASE

OPEN PLAN LIVING SPACE

17'0" x 10'7" (5.189 x 3.25)

BEDROOM

14'0" x 8'5" (4.27 x 2.59)

BATHROOM

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

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Lease Information

Years On Lease: 117

Ground Rent: £250

Service Charges: £1212

