



sparks ellison



4 The Malms Shawford Road, Winchester, SO21 2BG

£475,000

Situated in the charming area of Shawford, Winchester, this modern flat on Shawford Road offers a delightful blend of comfort and convenience. Built in 2007, the property boasts a contemporary design that is both stylish and functional. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, there are two bathrooms, ensuring that both residents and visitors have easy access to facilities. The flat benefits from stunning views over the expansive communal grounds along with the Itchen navigation and countryside beyond. Shawford is known for its picturesque surroundings and community spirit, making it an ideal place for those seeking a tranquil lifestyle while still being close to the vibrant city of Winchester. With its excellent transport links and local amenities, this flat presents a wonderful opportunity for both first-time buyers and those looking to downsize.

ACCOMMODATION:

Communal Entrance Hall:

Flat 4 is on the ground level so no need to use stairs or lift.

Entrance Hall:

Built in storage cupboard, built in airing cupboard, wall mounted security entry phone.

Sitting / Dining / Kitchen:

36'1" x 26'4" (11.00m x 8.02m) Built in double oven, built in electric hob, fitted extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, doors to balcony with stunning views over communal grounds and open countryside, large walk in cupboard.

Bedroom 1:

17' x 11' (5.19m x 3.35m) Built in double wardrobe, range of fitted furniture incorporating hanging, cupboard and drawer space.

En Suite:

Comprising bath, shower in cubicle, wash hand basin, WC.

Bedroom 2:

13'2" x 10'8" (4.01m x 3.25m) Built in double wardrobe, range of fitted furniture incorporating hanging and cupboard space.

Shower Room:

Comprising shower, wash hand basin, WC.

Storage:

There is a large room available for residents to store a variety of equipment such as bicycles, golf clubs, wheelchairs etc along with further caged storage for each individual flat.

OUTSIDE:

Communal Grounds:

The property is set within approximately 6 acres of beautifully landscaped gardens with tsunning views of Itchen Navigation and open countryside beyond. The views from the balcony of the flat are truly wonderful.

OTHER INFORMATION

Tenure:

Leasehold with 1/17th Share of Freehold

Maintenance Charge:

£1867.01 Paid twice yearly

Approximate Age:

2007

Approximate Area:

143.8sqm/1548sqft

Sellers Position:

No forward chain

Heating:

Electric central heating

Windows:

UPVC double glazing

Local Council:

Winchester City Council

Council Tax:

Band F

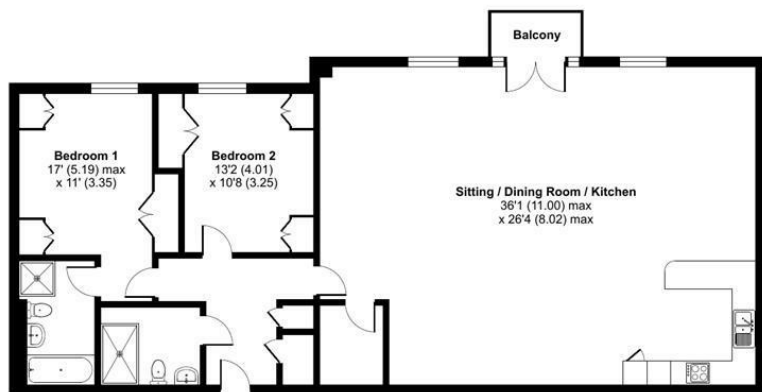
Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



First Floor = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	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 & Wales	EU Directive 2002/91/EC	

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





