



Refurbished flat with parking

Flat 29, Frances Sheldon Court, Peninsula Road, Winchester SO22 4FB

Leasehold



One double bedroom • Refitted bathroom • Refitted kitchen • 16ft x 16ft sitting room • South facing private balcony terrace • Private allocated parking space • Extended lease • Gas central heating • No Chain • EPC = B

Situation

The flat is set in a convenient location, close to the hospital and university, with then a relative short distance of the City centre and railway station.

Description

A superb first floor flat, which has undergone a comprehensive refurbishment and now provides a new build style of interior finish . Access from a secure communal entrance, the flat is accessed via staircase to the front door of the flat. Upon entering the flat you will note the light and airy feel of the spacious entrance hall with doors then leading off to each of the indivial rooms and a deep storage cupboard. There is a double bedroom, a lovely refitted bathroom that has an extractor, all mounted demit mirror, heated towel rail and electric shower over the bath. A large sitting room with double aspect, and wonderful Southerly view and access onto a large covered balcony terrace. The adjoining kitchen has been refitted to include a range of integrated appliances. The property features down lighting, double glazed windows and USB plug points.

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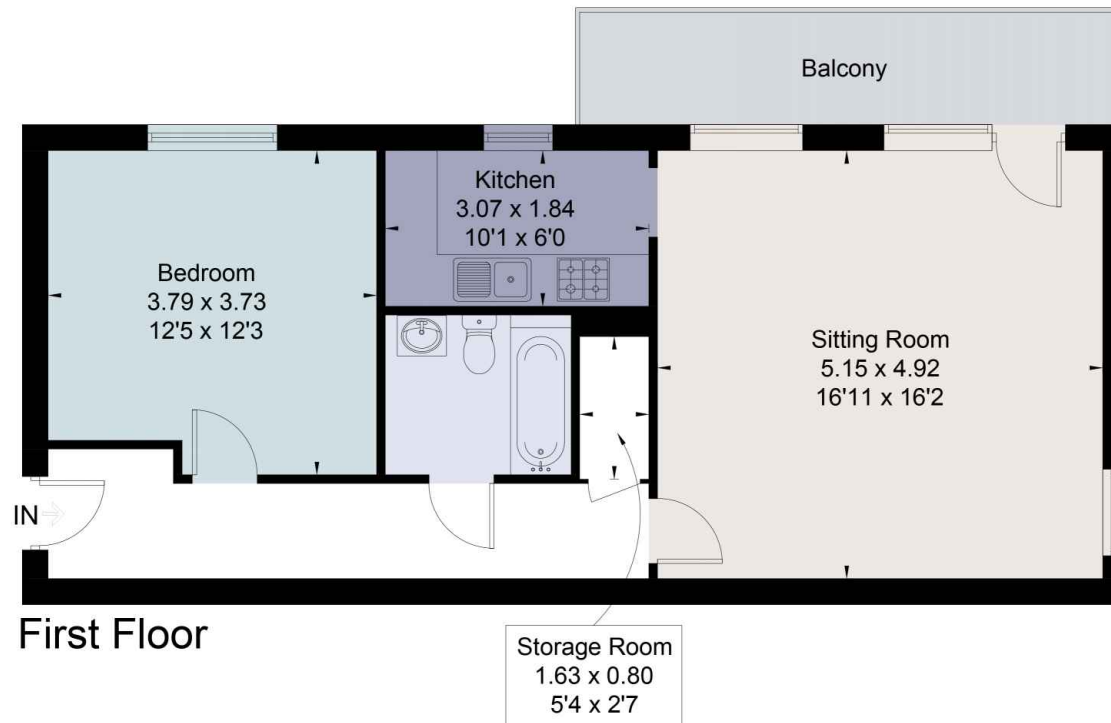
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Approximate Area = 61.2 sq m / 659 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
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First Floor

Storage Room
1.63 x 0.80
5'4 x 2'7

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(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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