



Well-presented three bedroom apartment

17 Wyke Mark, Winchester SO22 5DJ

Freehold



Three double bedrooms • 1206 sq. ft. of accommodation
Sitting room and dining room • Fitted kitchen • South
facing balconies • Private residents' gardens • Garage and
off road parking • EPC = B

Situation

With a mature parkland setting, Wyke Mark is a unique development managed by Cognatum, of 25 spacious apartments that offer a carefree designed environment. Located off the Dean Lane, it is a convenient distance from a wide range of local amenities, including a Waitrose, Aldi, post office and doctor's surgery. The historic city centre is situated just over a mile south of the property, providing a wealth of shopping, recreational and cultural facilities, an excellent range of restaurants and pubs, cinema and theatre. There are also beautiful walks along the nearby Clarendon Way towards Farley Mount and the picturesque village of Sparsholt with a locally renowned pub, The Plough.

Communications are first class with Winchester main line station providing a regular train service to London Waterloo (approximately 59 minutes). The M3 is on Winchester's doorstep providing access to the South and the M27 coastal motorway with London to the North, the A34 to the Midlands and the A303 and A34 providing access to the West Country. The New Forest is within easy reach, as is the South Coast with its sailing on the Solent.

Description

From Dean Lane, Wyke Mark

has an area of parking to the front with a further a vehicular access through an arch way into a landscaped inner courtyard. The apartment is accessed via a secure communal door with either stair or lift access. No. 17 is located upon the first floor, the welcoming entrance hall has some useful storage cupboards and doors leading to all rooms. The spacious apartment has three good sized double bedrooms, each with built in wardrobes. There is an en suite bathroom which has been refitted by the current owners to be accessible, with wide, level access shower, raised toilet seat, grab rails, and strengthened walls to allow later fitting of shower seat and toilet rails. The main living area is both particularly spacious and of a versatile nature, with a separate dining and seating area, with a door leading through to a comprehensively fitted and equipped kitchen. The kitchen is fitted with a wide range of wall and base units, integrated appliances and space for an occasional dining table and chairs. There are set of French doors giving access to the balcony terrace from either the dining area or the kitchen, with a South facing aspect, view across the courtyard gardens. Overall the internal condition of the apartment is both of excellent decorative and modern order.





The windows are double glazed and there is individually zoned thermostatically controlled underfloor heating.

Outside, the residents of Wyke Mark can enjoy beautifully landscaped grounds and gardens with walkways and paths to meander. This property has the advantage of a good sized garage and in addition there is residents parking.

Tenure
Leasehold

Services
Mains water, electricity and communal drainage.

Post Code
SO22 5DJ

Local Authority
Winchester City Council

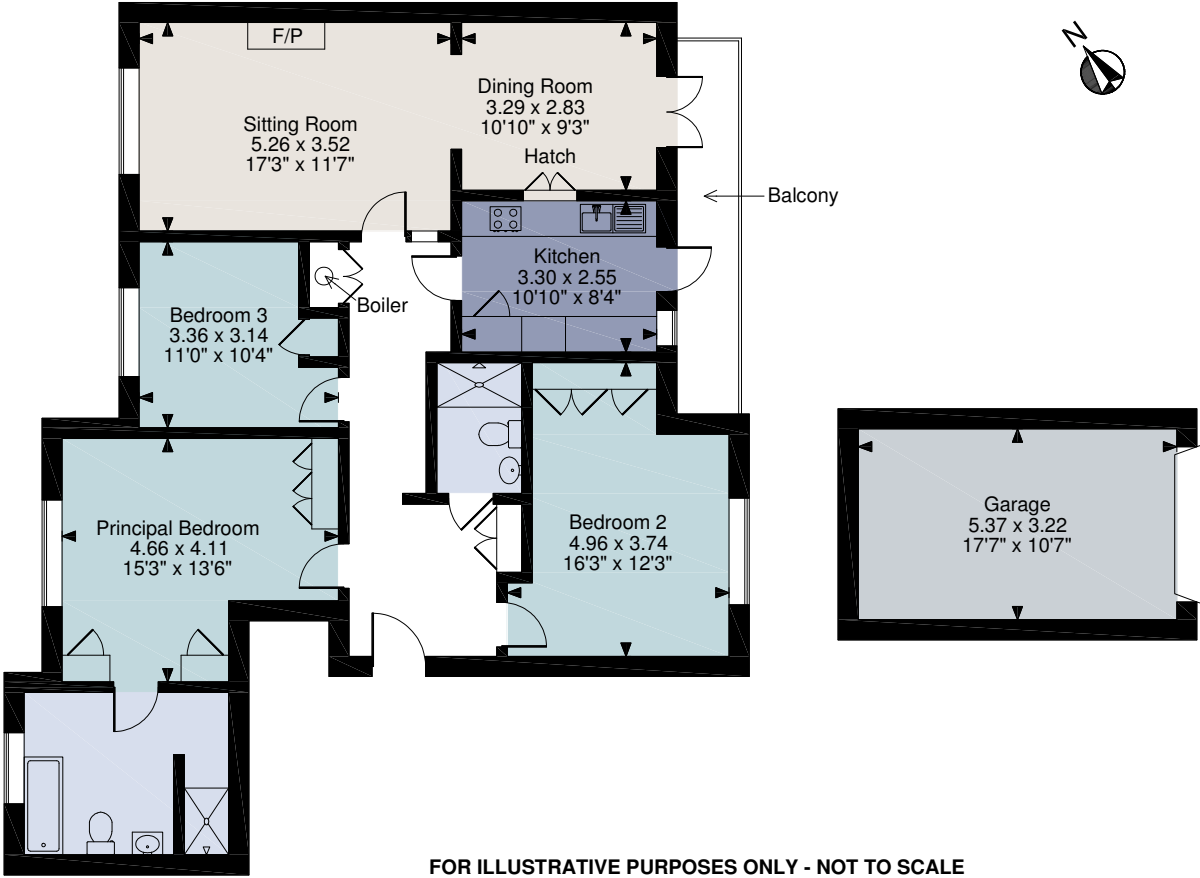
Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.



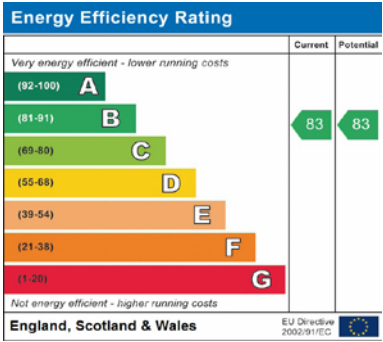
Wyke Mark, Winchester
Main House gross internal area = 1,206 sq ft / 112 sq m
Garage gross internal area = 186 sq ft / 17 sq m
Balcony external area = 71 sq ft / 7 sq m

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First Floor

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