



Bright and modern top floor apartment with garage

Flat 12, Avlan Court, St. Cross Road, Winchester, Hampshire, SO23 9RD

Share of Freehold

savills

Kitchen • Living/dining room • 2 double bedrooms • Bathroom • Virgin Media superfast broadband infrastructure • Garage with Hormann automated door • Communal gardens • Off street parking • No onward chain • EPC rating = C

Situation

Avlan Court is located in the popular residential area of St Cross. The city centre is situated about a mile to the north of the property providing a wealth of shopping, recreational and cultural facilities, an excellent range of restaurants and pubs, cinema and theatre. There are beautiful walks along the river Itchen and its water meadows leading to Cathedral Close and the world renowned Winchester College.

Communications are first class with Winchester's mainline railway station providing a regular commuter service to London Waterloo (approximately 59 minutes). The M3 is on Winchester's doorstep providing access to the south and the M27 coastal motorway, London to the north, the A34 to the midlands and the A303 from the 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, Southampton International Airport is nearby (approximately 10 miles) providing an ever inclusive service to both domestic and European destinations.

Description

The building is believed to date from the 1950's and this two bedroom apartment provides well-proportioned accommodation that has been carefully updated and is presented to a very high standard. All the rooms are accessed from a welcoming and generous entrance hall. The kitchen features a range style cooker and there is a dual aspect living room with views out towards St Catherine's Hill and an original parquet floor throughout. There are two double bedrooms and a recently updated bathroom including a large bath and a separate shower.

Outside

The apartment has use of the communal gardens and enjoys direct access out on to a balcony which overlooks these. There is a single garage and unallocated off street parking.





Tenure
Share of Freehold.

Services
All mains services connected

Outgoings
Council Tax Band: C

Post Code
SO23 9RD

Local Authority
Winchester City Council

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

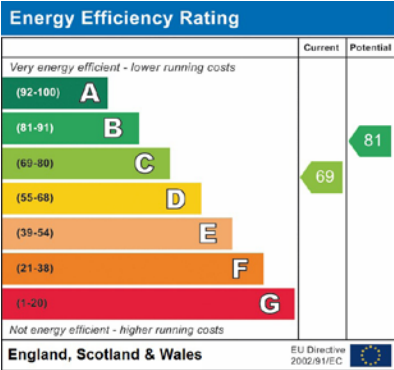
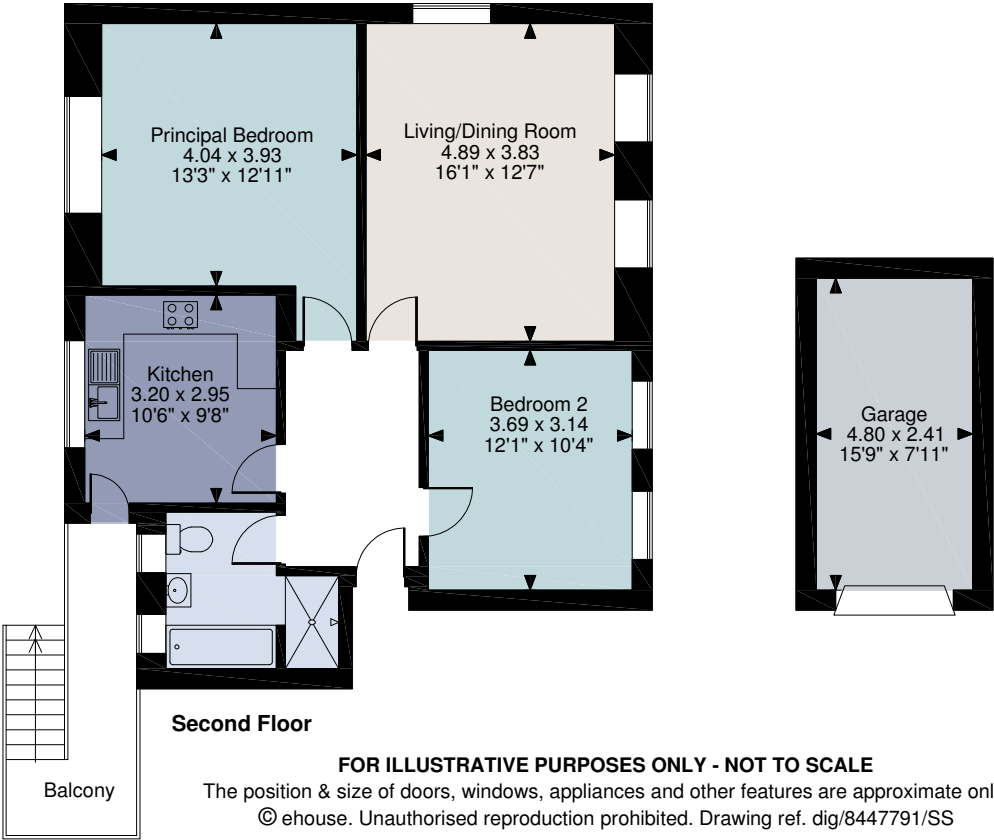
Viewing
Strictly by appointment with Savills.



Avlan Court, Winchester
Main House gross internal area = 776 sq ft / 72 sq m
Garage gross internal area = 125 sq ft / 12 sq m
Balcony external area = 88 sq ft / 8 sq m

Lindsay Johnn
Savills Winchester
01962 841842
winchester@savills.com

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