



CHARLES CARR

ESTATE AGENTS & VALUERS





Guide Price £350,000

Winn Road,
SO17 1EZ

EPC Rating '81'

****GUIDE PRICE FROM £350,000 - £360,000** -**

Located on one of Southampton's most requested roads, is this stunning luxury Penthouse apartment close to Highfield, Southampton Common and the City Centre - Offered with No Forward Chain. Benefits include two parking spaces, beautiful high ceilings and ceiling to floor windows, wrap around balcony, en-suite to master, open plan living, high spec built-in kitchen appliances, lift access, versatile loft room - Must be viewed to be appreciated.





OUTSIDE -

Communal gardens, allocated parking space to front, under-croft allocated parking space to rear accessible via electric gates, communal security entrance providing access to communal lift and stairs to all floors, hardwood door leading into:

ENTRANCE HALL -

Built-in double cupboard with loft access and power and light, wood flooring, radiator, door to

OPEN PLAN - KITCHEN/DINING/LIVING -

24' 11" x 18' 3" (7.59m x 5.56m)

Front aspect full height double glazed windows with patio door leading to balcony, wood flooring, two radiators, to the rear of the lounge is the kitchen area with fitted wall and base level kitchen cupboards, built-in double oven and microwave, high spec Miele integrated dishwasher, fridge/freezer, washing machine and tumble dryer, granite work-surfaces, fitted sink with draining area, breakfast bar, two further radiators.

MASTER BEDROOM -

14' 8" x 13' 0" (4.47m x 3.96m)

Front and side aspect full height windows with fitted blinds, built in wardrobe, smooth walls, coved ceiling, two radiators, four wall mounted lights, door leading to:

ENSUITE -

5' 4" x 6' 5" (1.63m x 1.96m)

Walk-in shower cubicle, WC, wash hand basin, tiled flooring, tiled walls, wall mounted heated towel rail.

BEDROOM TWO -

10' 5" x 9' 8" (3.18m x 2.95m)

Front aspect double glazed full height windows, smooth walls, smooth ceiling, integrated spotlights, radiator, two wall mounted lights.

BATHROOM -

6' 4" x 8' 10" (1.93m x 2.69m)

Corner bath with WC, wash hand basin, wall mounted heated towel rail, fully tiled walls and flooring, integrated spotlights.

LEASEHOLD INFORMATION -

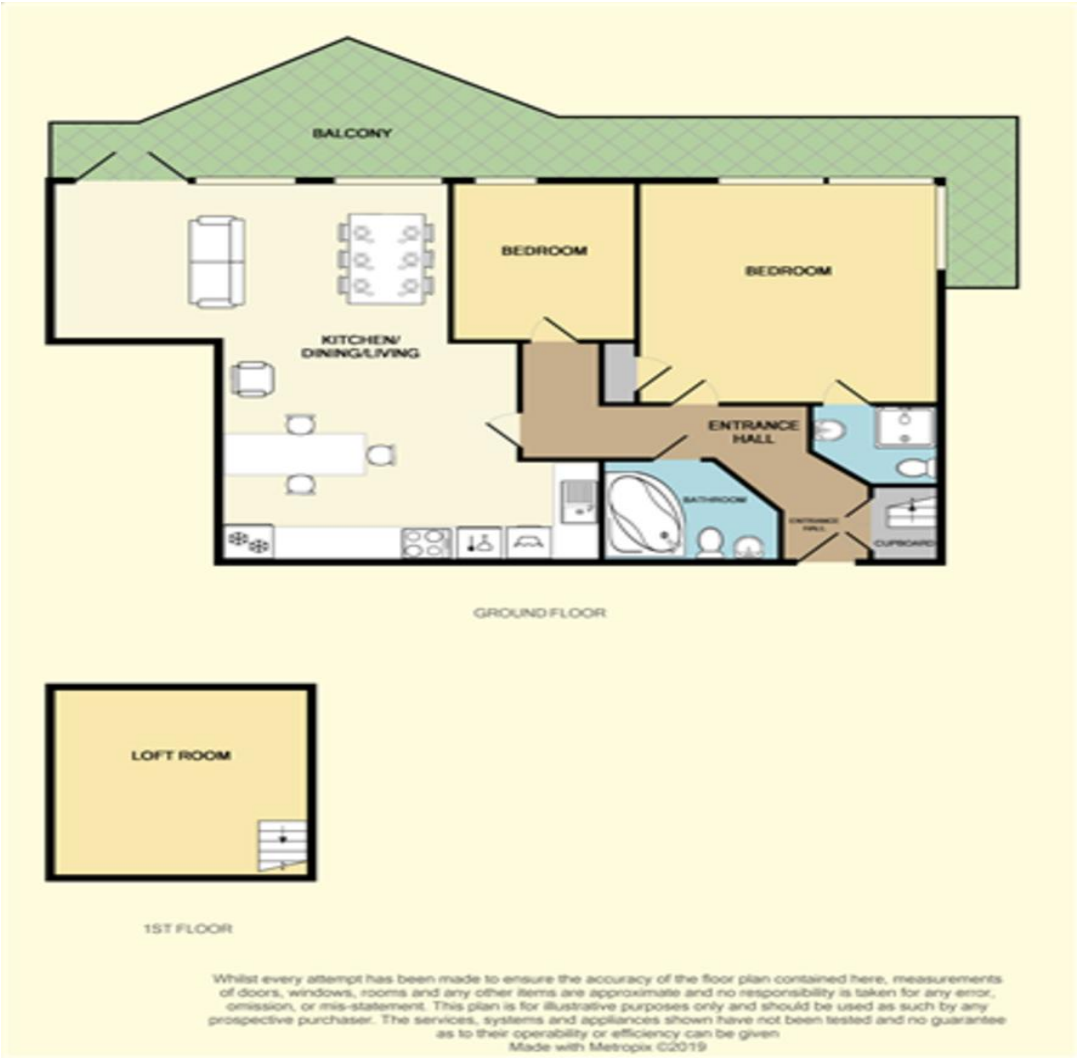
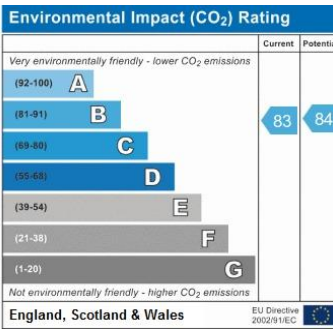
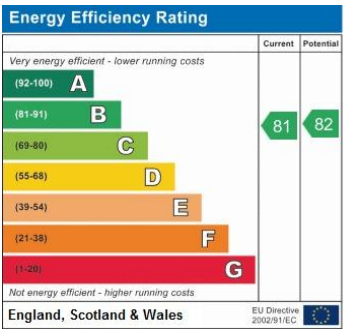
Lease until 30th November 2127 - 108 Years Remaining
 - Service Charge: £775.69 payable half yearly - Ground Rent: £150 per year - Agents Note: Please verify all information with your solicitor before legal exchange of contracts. All information has been provided by the owner and deemed true by Charles Carr



Tenure: Leasehold

Council Tax Band C

Local Authority: Southampton City Council



West End Road

5 West End Road
Bitterne
Southampton
Hampshire
SO18 6TE

Contact Us

www.charlescarrproperty.co.uk
sales@charlescarrproperty.co.uk
0238 043 9121

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements