



Regent Court Northlands Drive, Winchester, SO23 7AH
Offers In Excess Of £250,000



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PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, Graham & Co are delighted to present to market this two bedroom first floor apartment with balcony. Benefiting from recent refurbishment, the accommodation comprises, living room, kitchen, two bedrooms and bathroom. The balcony offers views over the communal gardens, with dual access from the living room and principal bedroom. Communal parking is offered on an unallocated basis. This convenient and well proportioned flat is just a short walk from the railway station and City centre.





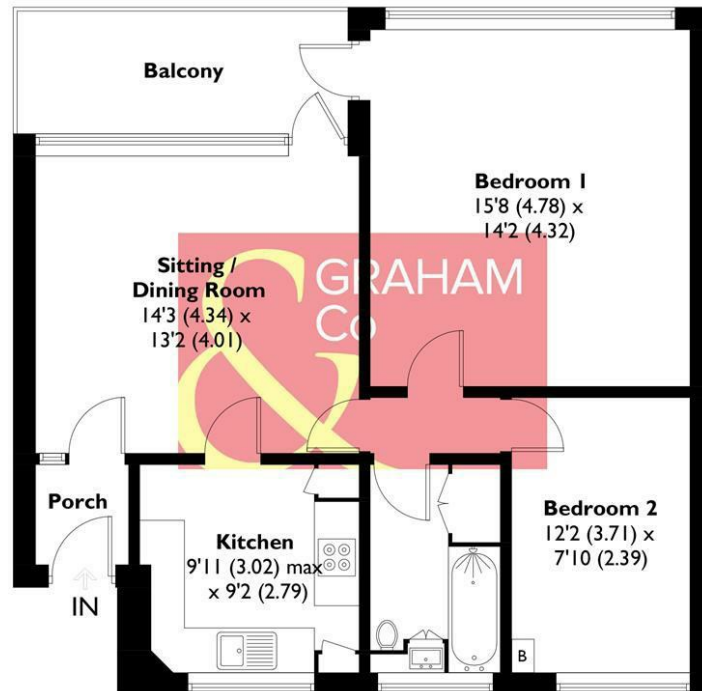
Winchester

Northlands Drive is located within 0.6 miles of the railway station, with direct trains to London Waterloo taking approximately an hour. The historic city of Winchester is within 1 mile, providing numerous shops, fine restaurants and contemporary bars, as well as the famous Cathedral and beautiful Water Meadows. Further transport links are excellent, with easy access to the A34, M3 and M27.





APPROXIMATE GROSS INTERNAL AREA = 719 SQ FT / 66.8 SQ M



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1264352)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

