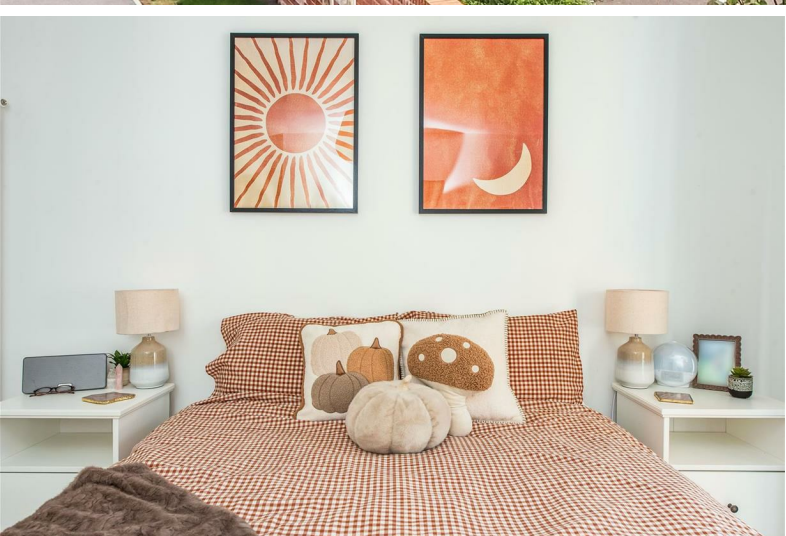




1 Ross House Burstall Gardens, Winchester, SO22 6SW
Offers In Excess Of £250,000



1 Ross House Burstall Gardens, Winchester, Offers In Excess Of £250,000

PROPERTY DESCRIPTION BY Miss Issy Tinson

Welcome to this stylish flat located in the desirable area of Burstall Gardens, Kings Barton, Winchester. Built in 2023, this modern property offers a contemporary living experience with a generous 543 square feet of well-designed space.

The flat features a comfortable reception room, perfect for relaxing or entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, while the bathroom is equipped with modern fixtures, ensuring convenience and comfort.

One of the standout features of this property is the private enclosed terrace, which offers a lovely outdoor space to enjoy fresh air and sunshine. Additionally, the flat comes with two dedicated parking spaces, complete with an electric vehicle charger, catering to the needs of modern living.

With the remainder of a 10-year NHBC warranty, you can have peace of mind knowing that this property is built to high standards. This flat is an excellent opportunity for those seeking a stylish and low-maintenance home in a sought-after location. Don't miss the chance to make this delightful property your own.





Kings Barton

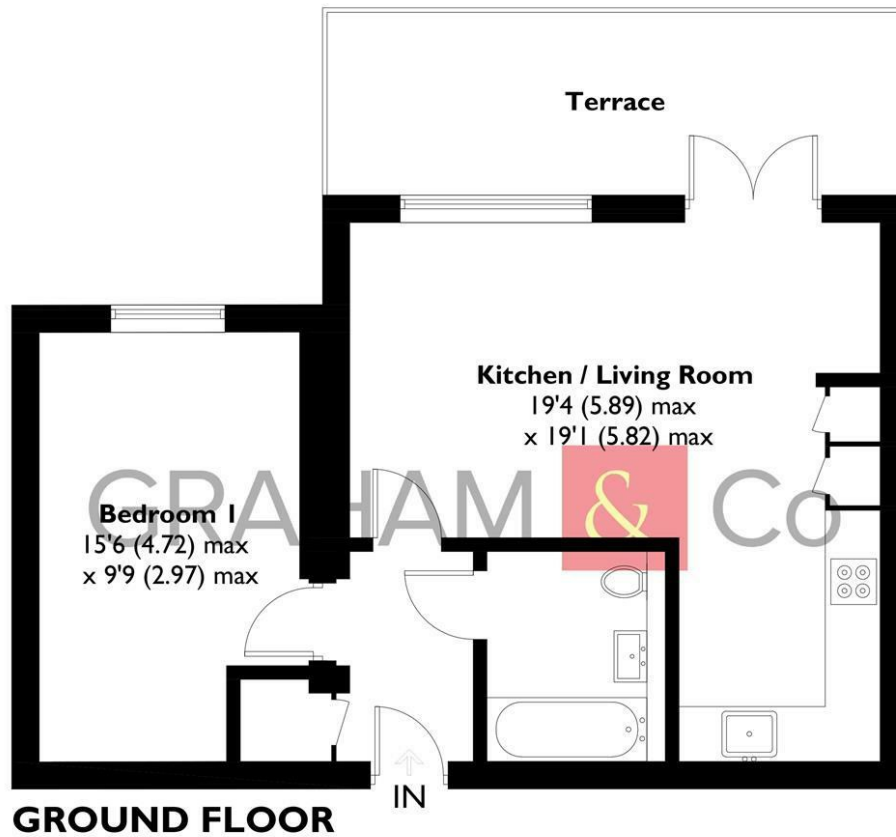
Kings Barton is a highly desirable modern development on the outskirts of Winchester, offering easy access to the city centre and its wide range of shops, cafés, restaurants and cultural attractions, including the iconic Cathedral. Winchester also benefits from excellent transport links, with the nearby railway station providing direct services to London Waterloo, making it ideal for commuters. The development offers attractive landscaped green spaces, play areas and a thoughtfully planned community environment, creating an appealing setting for modern living.





APPROXIMATE GROSS INTERNAL AREA = 543 SQ FT / 50.5 SQ M

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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 (ID1342627)
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		
(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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