



Kings Crescent, Winchester, Hampshire



Kings Crescent, Winchester, Hampshire

Arriving at the property the well-maintained covered front door and communal hallway welcomes you to this exclusive collection of apartments. Served by a lift or stairs, no. 9 is on the first floor and towards the end of the building away from the entrance and Sleepers Hill.

Upon entry, there is a spacious hall with a very useful storage cupboard that could be utilised for household utilities. Leading through the apartment the dining room is a fantastic central room for entertaining. The primary sitting room captures the attention with its stunning views over the gardens, electric feature fireplace, and the balcony which has space for a table and chairs. The layout is a particular highlight as the space flows well and allows for entertaining, reading, and relaxing spaces. The kitchen features built-in appliances and plenty of storage space.



Guide price: £625,000

Tenure: Available Share of freehold

Local authority: Winchester City Council

Council tax band: D

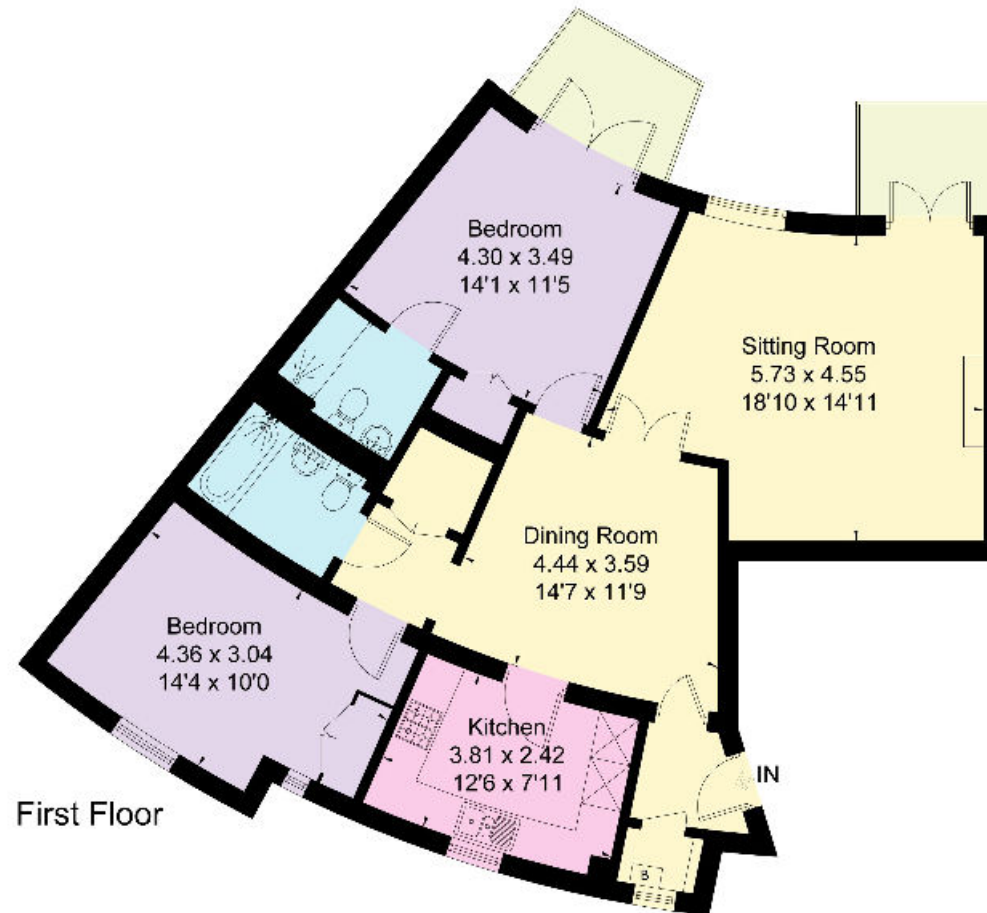
There are two impressive bedrooms one of which has an en suite shower room and a balcony overlooking the gardens and both benefitting hugely from built in wardrobes. The family bathroom and a variety of additional storage cupboards off the main hall complete the accommodation.

Outside there is a private, allocated parking space, visitors parking and within the building (accessed via a separate door from the car park) a secure room for storing bicycles or other items. There are extremely pleasant walks throughout the gardens which include a wide variety of mature shrubs, well stocked boarders, trees and manicured lawns as well as well-positioned seating areas to enjoy the peace and tranquility.





Approximate Area = 92.6 sq m / 997 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 314683

Knight Frank
14-15 Jewry Street
Winchester
SO23 8RZ

I would be delighted to tell you more

Toby Gullick
01962 677242

[knightfrank.co.uk](https://www.knightfrank.co.uk)

toby.gullick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated March 2023. Photographs and videos dated March 2023.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.