



# 11 Mountain Ash Tilden Road, Winchester, SO21 2DW

£180,000

A modern ground floor purpose built apartment situated in an impressive development located within easy reach of Winchester City Centre and access to the M3 motorway. The apartment boasts an excellent sitting/dining room/kitchen with a range of built in appliances, space for freestanding appliances and ample space for casual and dining furniture. There is a good size bedroom with double wardrobe and a bathroom. The communal grounds provide green space, a play park and communal bike store. No.11 benefits from an allocated parking space and there are also visitor parking spaces.

## ACCOMMODATION

### Communal Entrance Hall:

#### Entrance Hall:

Built in cupboard housing boiler, built in storage cupboard, wall mounted security entry phone.

#### Sitting/Dining Room/Kitchen:

20'7" x 12'9" (6.27m x 3.89m) Built in oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer, space for table and chairs, space for sofas,

#### Bedroom:

10'1" x 9'9" (3.07m x 2.97m) Built in double wardrobe.

#### Bathroom:

6'9" x 6'2" (2.06m x 1.88m) White suite with chrome fittings comprising bath with shower over, wash hand basin, WC.

## OUTSIDE

The property sits within communal grounds with a green area, play park, communal drying area, communal bike shed.

### Parking:

There is an allocated parking space as well as visitor parking.

## OTHER INFORMATION

### Tenure:

Leasehold

### Length Of Lease:

125 years from 2006

### Ground Rent:

£150 per annum

### Maintenance Charge:

£106.50 per month

### Approximate Age:

2006

### Approximate Area:

610sqft/56.6sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

Wooden

### Infant/Junior School:

Compton All Saints Primary School

### Secondary School:

Kings School

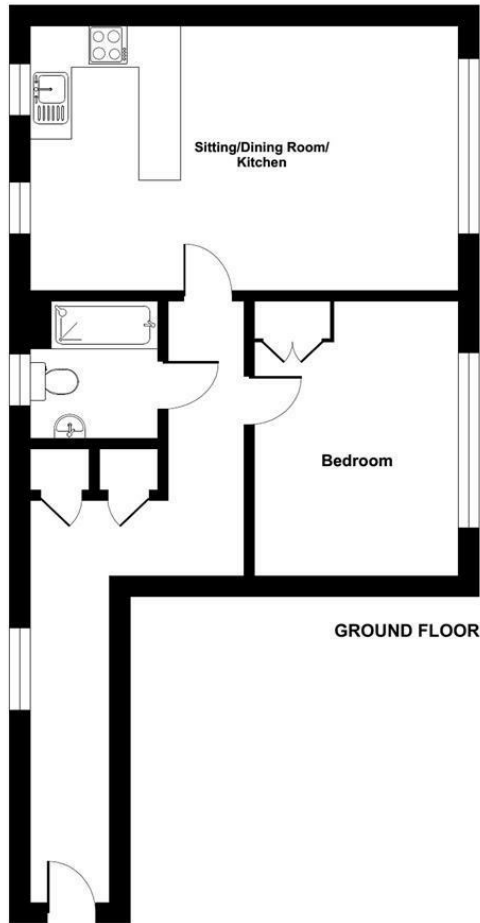
### Council Tax:

Band A

### Local Council:

Winchester City Council - 01962 840222

Approximate Area = 610 sq ft / 56.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Sparks Ellison. REF: 1051377

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

