



**VACHER HOUSE**

WINCHESTER, HAMPSHIRE, SO22 6TA

**Carter Jonas**



## VACHER HOUSE BETHELL ROAD WINCHESTER HAMPSHIRE SO22 6TA

- 1 Bedroom • 1 Bathroom • Flat/Apartment • Balcony
- EV Charging • 2 Parking spaces • Far reaching views
- Countryside walks • Open plan living

### DESCRIPTION

Vacher House is a prestigious development of apartments. This luxurious property is ideally situated a short distance from Winchester and the train station. There is invaluable private parking for 2 cars with EV charging and a bike store. The accommodation consists of a large open plan reception/kitchen with its integrated hob, dishwasher, oven, washing machine, fridge, freezer and generous storage. It is a lovely light room with wooden floors and large windows and expansive 30ft east-facing balcony with panoramic views across Winchester. The double bedroom at the rear of the property also benefits from the views.

### LOCATION

Bethell Road is part of the Kings Barton development, located to the north of Winchester just off the Andover Road. The development is ideally located on the edge of the city, providing access to its many cultural and leisure amenities. Winchester station provides access to London Waterloo in around 1 hour. Winchester city centre offers many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. From Bethell Road one can access local countryside, with many footpaths, bridleways and cycle routes available. Local schools include The Westgate School (primary and secondary), St Swithun's School for girls, Winchester College and The Pilgrims' School for boys.

## BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT WITH BALCONY, FABULOUS VIEWS AND PARKING FOR 2 CARS WITH EV CHARGER





Winchester mainline station is 1.4 miles from the apartment and has regular trains to London Waterloo (approximately 1 hour). This property is approximately 0.3 Miles from Barton Farm Primary School, 0.5 miles from Western CE Primary and Peter Symonds College.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 999 years From 01.01.2023 (997 years remaining)

**Service Charge:** £1957.67 pa

**Ground Rent:** Peppercorn

**Services:** Mains gas central heating and mains electricity, mains drainage, and metered mains water.

**Broadband:** Fibre to the cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council

**Council Tax Band:** C

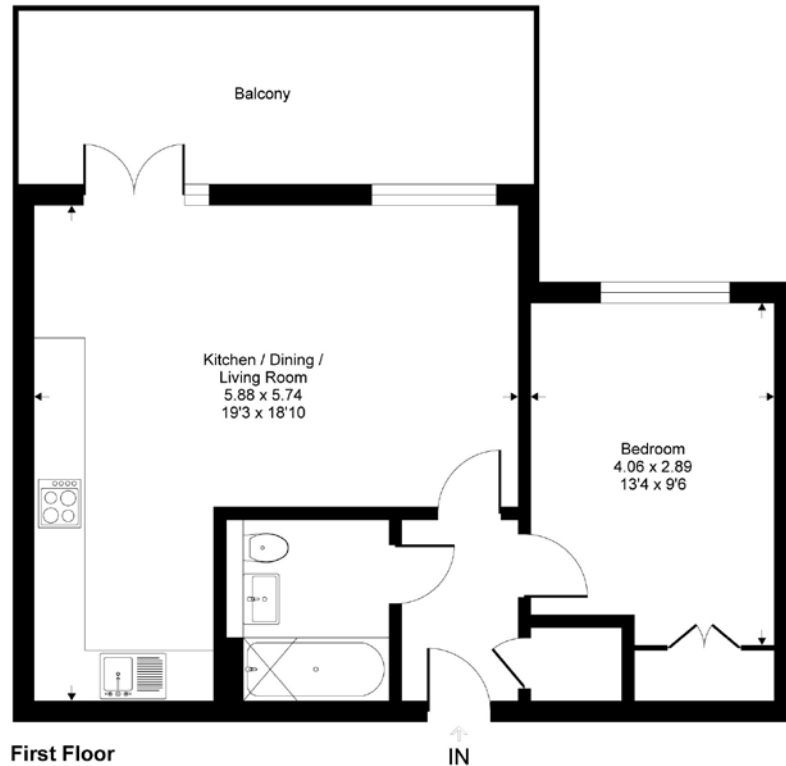
**EPC Rating:** B

**Viewings:** Strictly by appointment with the selling agent Carter Jonas Winchester 01962 842742



# Bethell Road, SO22

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Carter Jonas

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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