

## Flat 4 Ashburton Place, Winchester. SO22 5HB

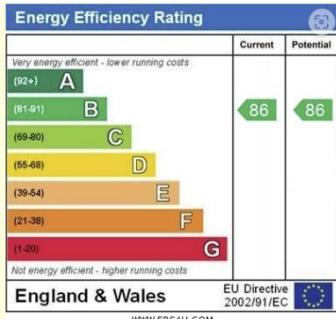


### Book a Viewing

Call: 01243 861344

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## What the agent says... “ ”

This fabulous property has an outstanding westerly view across the adjacent Royal Winchester Golf Club and the Hampshire countryside beyond. Truly giving the buyer both "City & Country" in the same superb location. Signature features include exceptionally high ceilings in every room, quality fittings throughout and an outstanding level of detail, including under floor heating throughout.

The stylish entrance with fingerprint access and secure video entry system, opens into an elegant spacious lobby highlighted by bespoke lighting and a staircase with a hand-crafted balustrade. The lift provides access to the underground garage and store.

The main living area incorporates a bespoke quality kitchen with masses of storage, Miele appliances and provides a large flexible space for dining, relaxing and entertaining. Two sets of double doors provide access to the large terrace and an electric awning giving shade and privacy.

The principal bedroom suite is large and stylish with a dressing area, bespoke fitted bedroom furniture and a beautifully appointed en suite, with both bath and walk in shower. There are two further guest rooms, one with large en-suite shower room and built-in wardrobes, either of which could also be utilised as a home office.

The property is subject to an existing residential tenancy with a passing rent of £3,500 PCM. Accordingly, it is being sold as a rarely available investment opportunity. Please ask for further details before arranging to view.

## Material Information:

Council Tax: Winchester City Council Band G  
 Property Type: Purpose built apartment  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central  
 Broadband: ADSL  
 Parking: Garage and secure parking  
 Restrictions: None

On 06/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	10 mbps	0.9 mbps
Superfast	✓	80 mbps	20 mbps
Mobile			
Indoor		Outdoor	
Voice	Data	Voice	Data
EE	Good	Good	Good
Three	Good	Good	Good
O2	Good	Good	Good
Vodafone	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

- **Modern new-build property**
- **3 Double bedrooms**
- **Golf course views**
- **Open plan living**
- **Secure underground parking**
- **Investment opportunity**

## Accommodation

**Lounge / Kitchen / Diner** - 8.77m x 5.47m (28'9" x 17'11")

**Main Bedroom** - 5.21m x 4.37m (17'1" x 14'4")

**Guest Suite** - 3.89m x 3.01m (12'9" x 9'10")

**Bedroom 3 / Study** - 4.13m x 3.39m (13'6" x 11'1")

### Leasehold information

The seller informs us that there is a share of the freehold, there are appx. 993 years remaining on the lease, and the current service charge is £4466.17 pa. which includes the following:  
 Cleaning, Insurance, Gutter clean, drain clean for plant room and Communal drain cleans, Lift insurance and maintenance, Gardening, Lighting and communal electrics, Plant room maintenance Out of hours, Fire system maintenance, Gates maintenance, Solar panel maintenance and cleaning. There is a healthy Reserve Fund (which is almost £20k) We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

