



3 Brooklyn Court
Main Road
Otterbourne
SO21 2FB



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£325,000

INTRODUCTION

A purpose built, two bedroom, luxury apartment set within an exclusive gated development in Otterbourne. This stunning apartment boasts light and airy accommodation throughout including; two double bedrooms, a modern en-suite shower room to the master bedroom, a spacious bay fronted living room with double doors to the front aspect, a modern family bathroom and fitted kitchen with built in appliances.

Outside there is allocated parking, beautiful landscaped communal gardens and a secure bike/bin shed. Offered with no onward chain, internal viewings are strongly recommended to avoid disappointment.



INSIDE

The front door opens into the entrance hall with doors to all principle rooms, the beautifully presented, bright and airy lounge/dining room has been tastefully decorated and has a wonderful bay window to the front aspect, with double doors to the side offering plenty of natural light. There is an opening leading to the modern kitchen which has a window to one wall and has been fitted with a range of light wood effect wall and base units with complimentary work surfaces. There is an integrated oven, gas hob with extractor over, dishwasher, fridge/freezer and microwave.

The good size master bedroom offers charm and lovely features such as the wonderful bay fronted window, with plenty of space for large bedroom furniture and a modern en-suite shower room comprising; shower cubicle, pedestal wash hand basin and WC, with heated towel rail to one wall. Bedroom two is also a double with window to one wall and radiator. The modern bathroom has been fitted with a white suite, comprising panel bath with shower attachment, wall mounted wash hand basin, WC and heated towel rail to one wall. A large cupboard in the hallway also offers additional storage.

OUTSIDE

The property is set within a secure gated development and boasts lovely landscaped communal gardens, offering space for both relaxation and entertaining. There is allocated parking and a secure bike/bin shed.

DIRECTIONS

From our office in Fair Oak, head east on Fair Oak Road, towards Winchester Road, turn left onto Winchester Road (B3354) and continue for approx. 2 miles.

At the roundabout take the 1st exit onto Church Lane, follow for 0.7 miles, continue onto Brambridge, after 0.3 miles turn right onto Highbridge Road (B3335), then turn left onto Kiln Lane, follow for 1.2 miles, then at the roundabout take the 3rd exit onto Main Road, go through 1 roundabout (approx. ½ mile), where the property can be found on the left.



SERVICES

Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Winchester City Council – Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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	
WWW.EPC4U.COM			

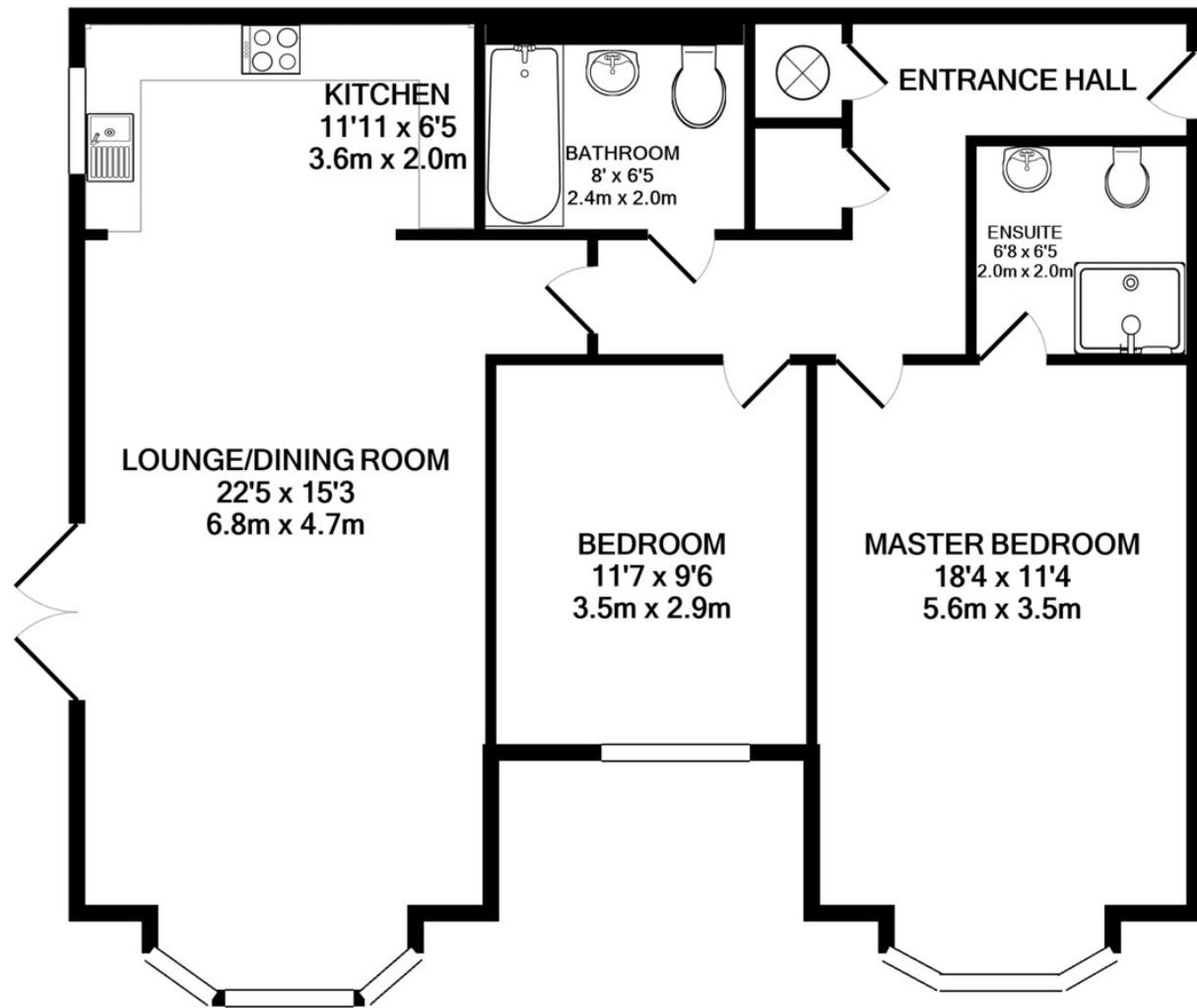
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TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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2017



Best Agent
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2018



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