

Rowe & Co.

Flat 4 Primrose Court, Sandyfields Lane, Colden Common

Winchester

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Flat 4

Primrose Court Sandyfields Lane, Winchester

INTRODUCTION

Situated within an attractive block overlooking the communal green space, this well-presented two-bedroom first-floor apartment offers spacious and versatile accommodation. The property benefits from bright, modern interiors, neutral décor and a practical layout, making it an ideal purchase for first-time buyers, professionals, couples or investors. With generous living space, two well-proportioned bedrooms and useful storage facilities, this apartment offers comfortable and convenient modern living. This home is also available to purchase at 35% share of ownership (£82,250). For more information, please contact the team.

LOCATION

Colden Common is a picturesque and well-connected village located just south of the historic Cathedral City of Winchester. The village offers an excellent range of local amenities, including shops, traditional public houses, recreational facilities, and scenic countryside walks. Excellent transport links are nearby, with easy access to the M3 motorway, Shawford railway station, and Southampton Airport, making the location ideal for commuters. Winchester city centre is only a short drive away and offers an extensive selection of restaurants, cafés, boutique shopping, and cultural attractions.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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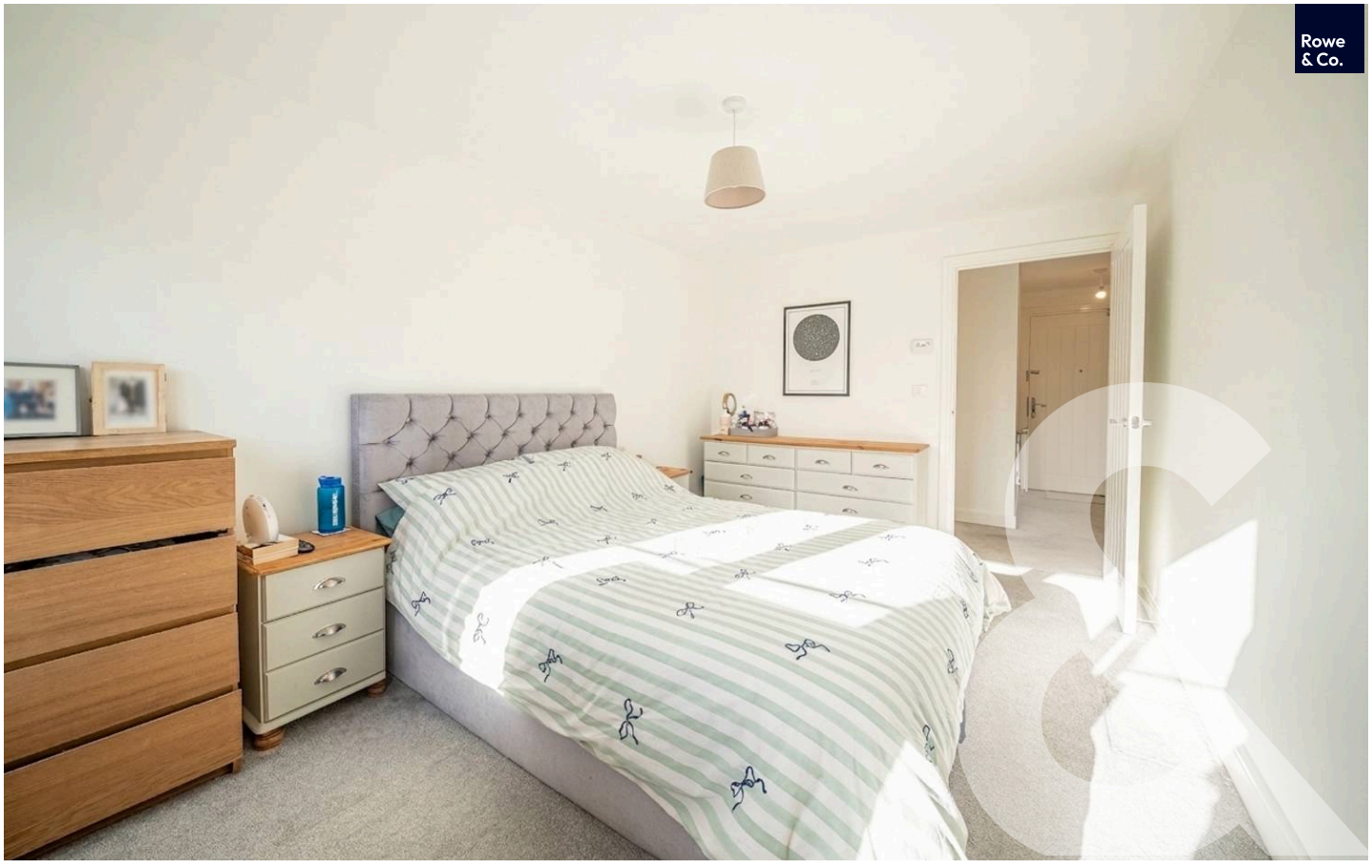
INSIDE

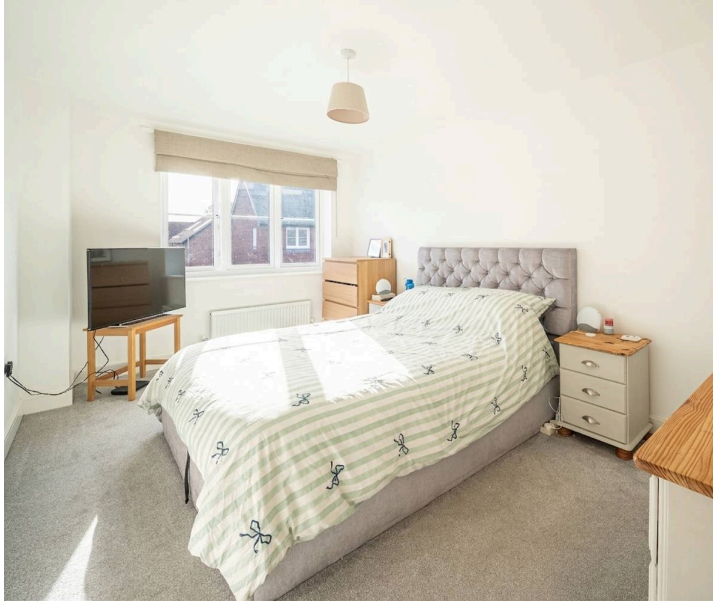
Upon entering the property, you are welcomed by a spacious entrance hall providing access to all principal rooms, together with useful built-in storage. The impressive open-plan kitchen, living and dining area provides an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units and work surfaces, complemented by modern appliances and ample natural light. The living area offers plenty of room for comfortable seating and a dining arrangement, creating a bright and welcoming environment. There are two well-proportioned bedrooms, both offering versatile accommodation and space for bedroom furniture. Completing the internal accommodation is a modern bathroom, fitted with contemporary sanitary ware and finished in a clean, neutral style.

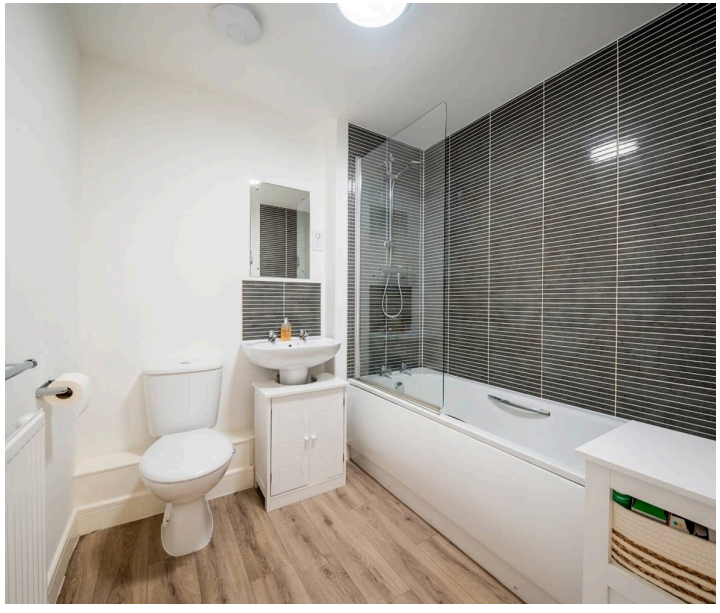
OUTSIDE

Externally, the property forms part of an attractive development, with a pleasant frontage and an established residential setting. The apartment benefits from first-floor positioning. The surrounding development also features a parking area, providing additional convenience for residents, with one allocated bay alongside multiple spaces for visitors.

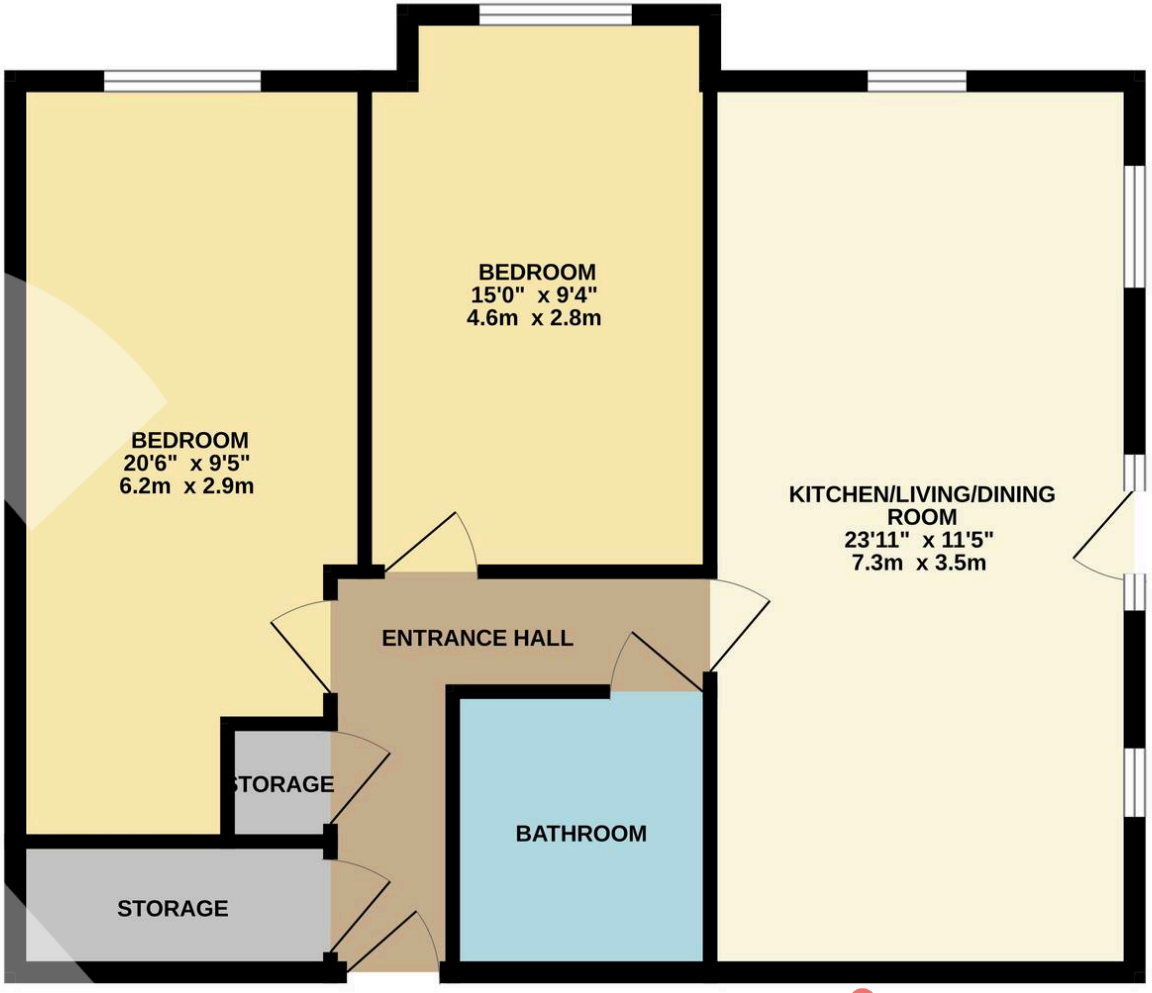
- Also Available As 35% Shared Ownership Option
- Two Bedroom First Floor Apartment
- Popular Colden Common Location
- Allocated Parking & Visitors Spaces
- Two Large Double Bedrooms
- Modern Fixtures & Fittings







FIRST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



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TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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