



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

9 Kings Crescent
Guide Price £495,000

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A sumptuous and stylish two bedroom apartment located on the first floor within an exclusive private development built by Beechcroft. Renowned for being a desirable retreat, ideal for anyone who desires comfort and luxury with well designed room space. Surrounded by beautiful gardens in a tranquil and peaceful setting within the prestigious area of Sleepers Hill. This opulent apartment warmly welcomes you into a light filled grand reception/dining hall that includes a large, practical storage cupboard. The property continues to please with a well equipped kitchen with built in appliances and ample storage. One of many highlights of this stunning property is the spacious sitting/dining room with double doors opening on to ones own private, pretty balcony area, ideal for relaxing and enjoying the tranquil and captivating garden views. The open plan layout and benefitting from a south facing position allows light to flood the living spaces, creating a warm and delightful atmosphere which continues throughout this property.

There are two impressive, well proportioned double bedrooms, one of which has an en suite shower room and a delightful balcony with views overlooking the attractive communal gardens. Both benefit from built in wardrobes, an attractive family bathroom completes this extensive accommodation.

Outside there is a private, allocated parking space, visitors parking and within the building (accessed via a separate door from the car park) a useful secure room for storing bicycles or other items. There are numerous appealing and enjoyable woodland walks throughout the gardens with a wide variety of mature shrubs, well-stocked borders, trees and manicured lawns as well as well-positioned seating areas to enjoy the relaxing, zen ambience.

The freehold and the grounds are owned and managed by KC (Winchester) Ltd, on behalf of the property owners within King's Crescent and each owner owns an equal share in the company. Located on a highly desirable private road to the south west of Winchester and within easy reach of the mainline train station. The City Centre offers an abundance of boutique shops, café bars and restaurants.



Approximate Gross Internal Area = 92.6 sq m / 997 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1088753)

- A Luxurious and Stylish Apartment
- Two Double Bedrooms
- Two Bathrooms with Appealing Views of the Beautiful Communal Gardens
- Off Road Parking
- Prestigious Location
- Two Reception Rooms
- Two Bathrooms
- No Forward Chain
- South Facing Aspect
- Close to The City Centre and Mainline Station

