

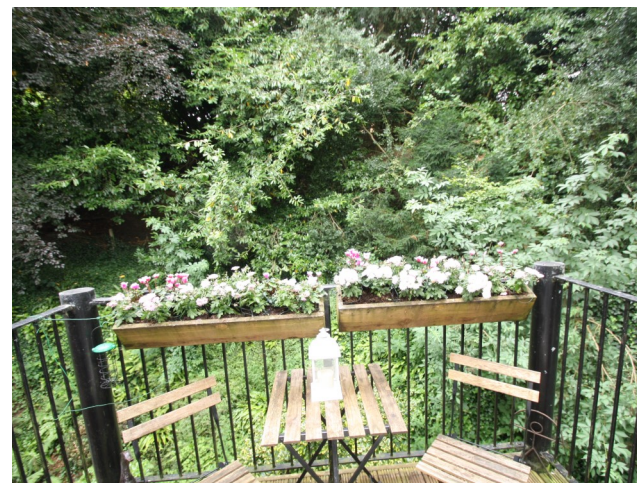


# 9 THE YEW TREES

Lower Lane, Bishops Waltham, SO32 1AS

Asking Price £255,000

**WELLER  
PATRICK**



## ACCOMMODATION

Spacious two bedroom apartment situated within walking distance of the popular town centre of Bishops Waltham

Dual aspect sitting/dining room with double doors opening onto balcony • Attractive kitchen

Two bedrooms • Shower room • Garage • Lift

Viewing Recommended



## DESCRIPTION

An attractive and spacious two bedroom apartment with a balcony and the added feature of a garage.

Benefitting from being on the second floor, The Yew Trees features both staircase access and a lift.

The property is situated within The Yew Trees which is a small individual development of only ten apartments which enjoy a convenient location within a short distance of Bishops Waltham's Town Centre which offers a range of shops and services.

The accommodation which is well presented comprises a pleasant double aspect sitting/dining room with a balcony to the rear, two double bedrooms, a superb, recently refitted kitchen with some integrated appliances and a shower room.

The centre of the country town of Bishops Waltham is within walking distance and features most of what you need for day to day living plus restaurants, coffee shops, bakery and butchers, post office and a Doctors surgery. More extensive shopping facilities are found at the larger centres of Portsmouth, Southampton and Winchester.

The area surrounding Bishops Waltham offers much open countryside with walks and rides to be enjoyed.

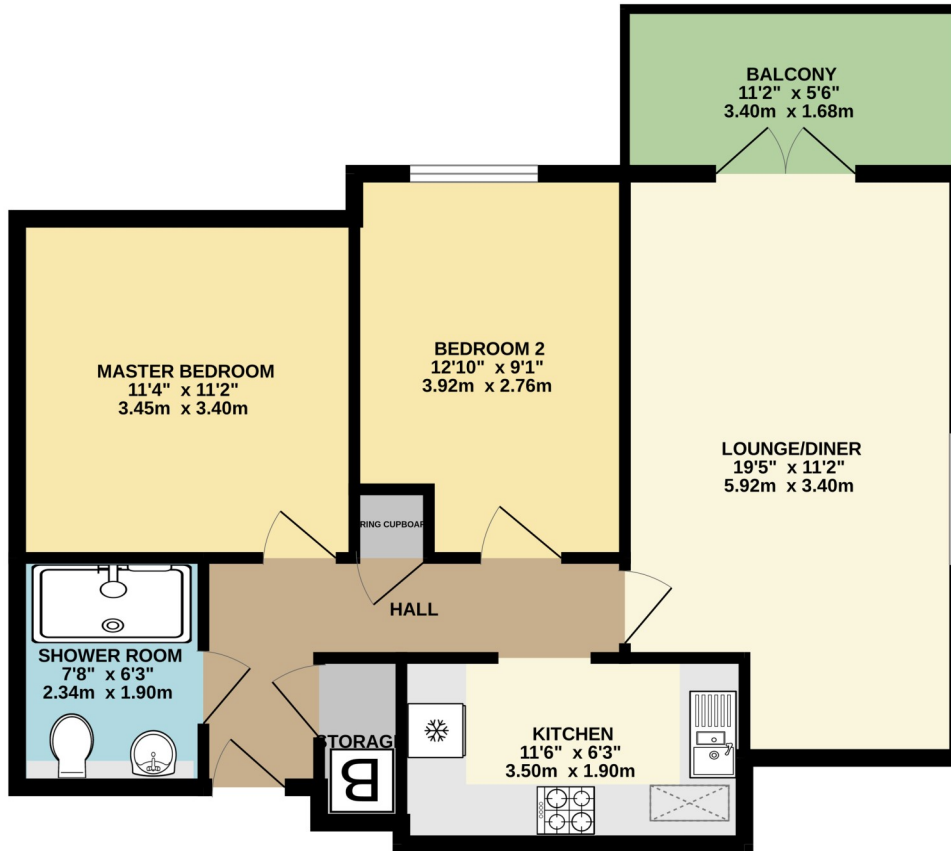
This is a rare opportunity to secure a property within this superb and convenient location and therefore early viewing is recommended.

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9 The Yew Trees  
 Lower Lane  
 Bishops Waltham  
 SO32 1AS

SECOND FLOOR



LOCAL AUTHORITY AND SERVICES

Winchester City Council  
 Council tax Band C  
 Mains gas, electricity and drainage.

DIRECTIONS

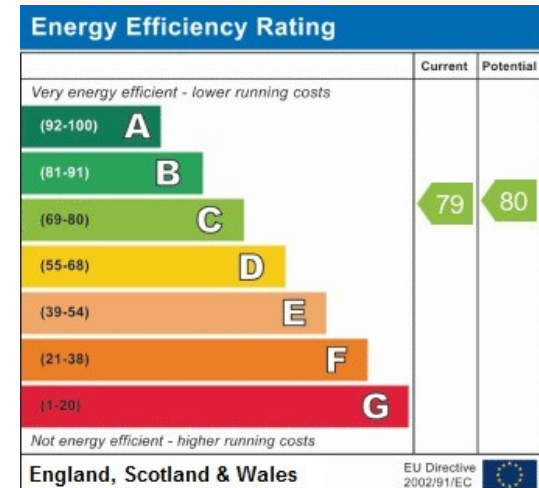
From the centre of Bishops Waltham turn left through the one way system and follow Lower Lane. At the junction with the Corhampton Road turn right and The Yew Trees will be seen on the right.

AGENTS NOTES

Leasehold property, management fees apply. We are informed the ground rent is £250 pa and the service charge for 2023-24 is £3,051.48. 125 year lease from 2006.

VIEWINGS

By appointments through Weller Patrick.  
 Tel: 01489 893555



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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