



**WELLER  
PATRICK**

# 7 BRENT COURT

Winchester Road, Bishops Waltham, SO32 1PN  
Asking Price £235,000



## PROPERTY FEATURES

Spacious, well-presented, second floor penthouse apartment close to Bishops Waltham town centre

Entrance hall • Superb kitchen • Large living room with Juliet balcony

Two bedrooms • En-suite shower room • Bathroom • Allocated Parking

Viewing highly recommended



## DESCRIPTION

A rare opportunity to purchase a two bedroom second floor penthouse apartment in Bishops Waltham with a stunning kitchen/living room, en-suite to master bedroom, Juliet balcony and allocated parking.

The spacious and well-presented accommodation includes two double bedrooms, one with an en-suite shower room, a separate bathroom and a superb fitted kitchen/living room with double doors to a Juliet balcony. Other features include underfloor gas fired heating and allocated parking.

The property is located within a small development of only 7 apartments and is situated within walking distance of Bishops Waltham with its traditional town centre, range of shops and services. It is conveniently close to neighbouring Botley, which has a mainline railway station, and all main motorway routes are also easily accessible.

The larger centres of Winchester, Portsmouth and Southampton are also within easy reach.

For those looking for a good quality well-presented apartment which is within walking distance of the town centre, viewing is highly recommended.

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SECOND FLOOR PENTHOUSE  
 APARTMENT

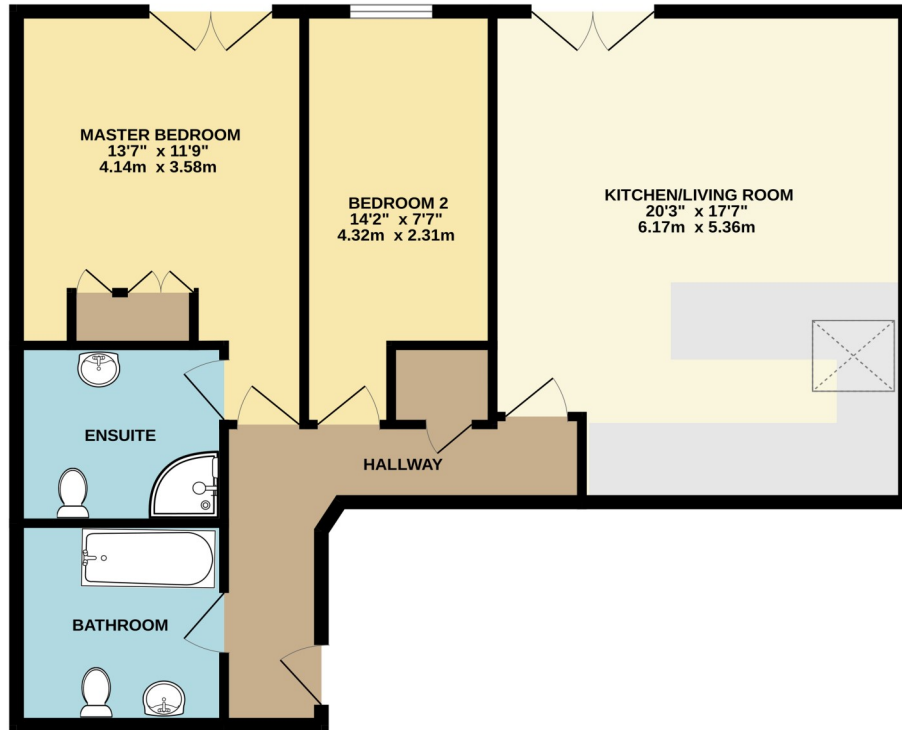


LOCAL AUTHORITY AND SERVICES  
 Winchester City Council  
 Council Tax band C  
 Main services

VIEWINGS  
 By appointment through Weller Patrick.  
 Tel: 01489 893555

AGENTS NOTE  
 Share of freehold, management fees apply.

DIRECTIONS  
 From Bishops Waltham town centre proceed on the B2177 in the direction of Winchester. The entrance to Brent Court will be found after a short distance on the right hand side.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	