



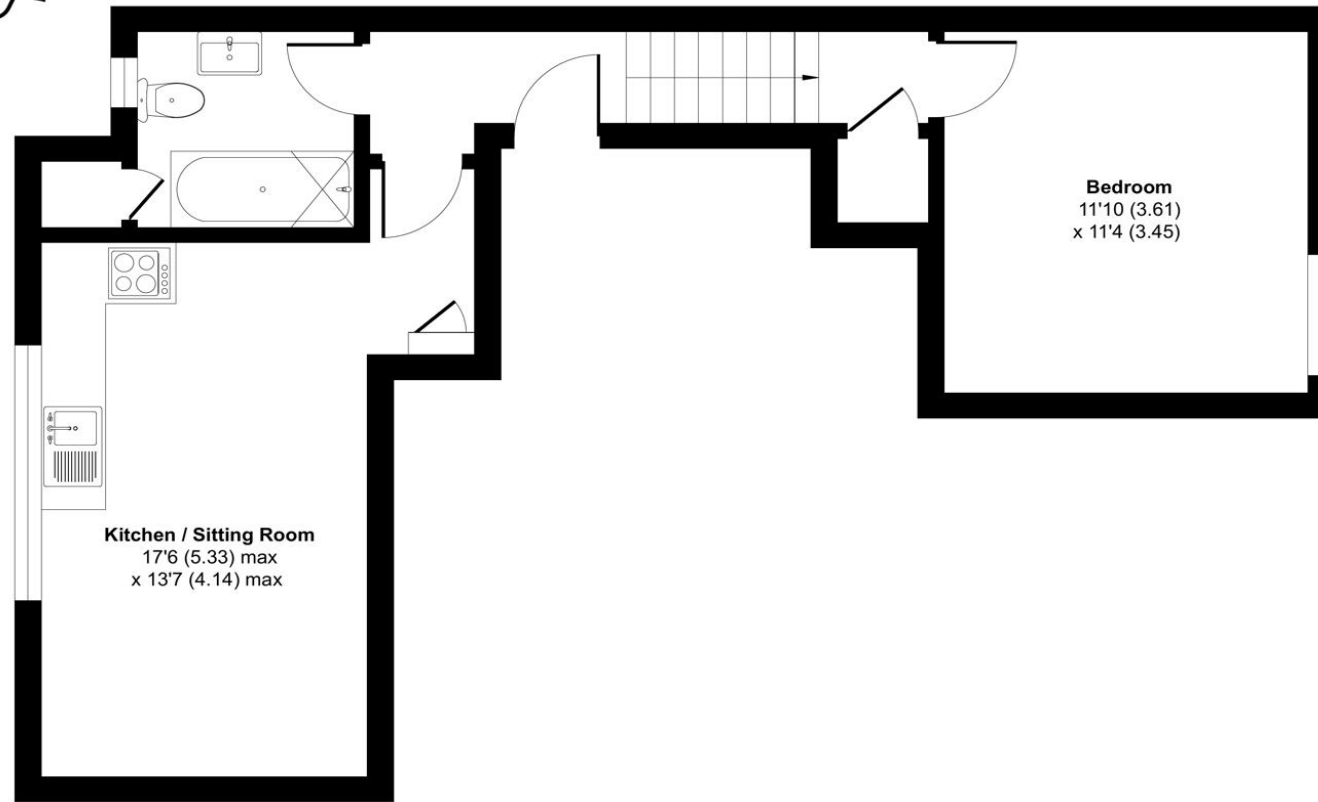


## ACCOMMODATION

Nestled in the heart of Winchester on Stockbridge Road, this top-floor, one-bedroom apartment is a city dweller's dream. Its well-designed split-level layout maximises space and functionality. The spacious double bedroom provides a cosy retreat, while a separate fully-fitted bathroom offers modern convenience. The real hub is the open plan lounge, kitchen, and diner – a contemporary haven for entertaining. With high ceilings, a sleek white gloss kitchen, and ample room for dining and relaxation, it's a stylish and inviting space. A standout feature in this central location is the allocated parking, a rare find in Winchester, making this property ideal for both first-time buyers and investors. With Winchester High Street and the mainline station within walking distance, this apartment epitomizes city living at its finest, offering accessibility, style, and comfort.

Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



FIRST FLOOR

**Kitchen / Sitting Room**  
17'6 (5.33) max  
x 13'7 (4.14) max

**Bedroom**  
11'10 (3.61)  
x 11'4 (3.45)



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	47
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Charters Estate Agents Limited. REF: 1047685



### SITUATION

Located south of Winchester city and within excellent access of motorway links. The historic city of Winchester has many famous attractions and amenities. The winding streets offer hidden bookshops, boutiques, restaurants, contemporary bars and the renowned Theatre Royal. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



### SPECIFICATION

- Stylish one bedroom apartment
- Ideal investment or first home
- Set in a fantastic location
- Allocated parking
- No forward chain

### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: B

### GUIDE PRICE

Asking Price £245,000

### TENURE

Freehold  
Share of Freehold  
Unexpired Years: 99  
Annual Service: £100

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*