



# Stockbridge Road, WINCHESTER, Hampshire, SO22 6RL



## 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 Bedroom 11'10 (3.61) x 11'4 (3.45) **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92+) A B (81-91) C (69-80) (55-68) Ξ (39-54) F (21-38) G Kitchen / Sitting Room Not energy efficient - higher running costs 17'6 (5.33) max England, Scotland & Wales EU Directive 2002/91/EC x 13'7 (4.14) max FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified Property Measurer

### 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.

International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Charters Estate Agents Limited. REF: 1047685





### 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.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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