



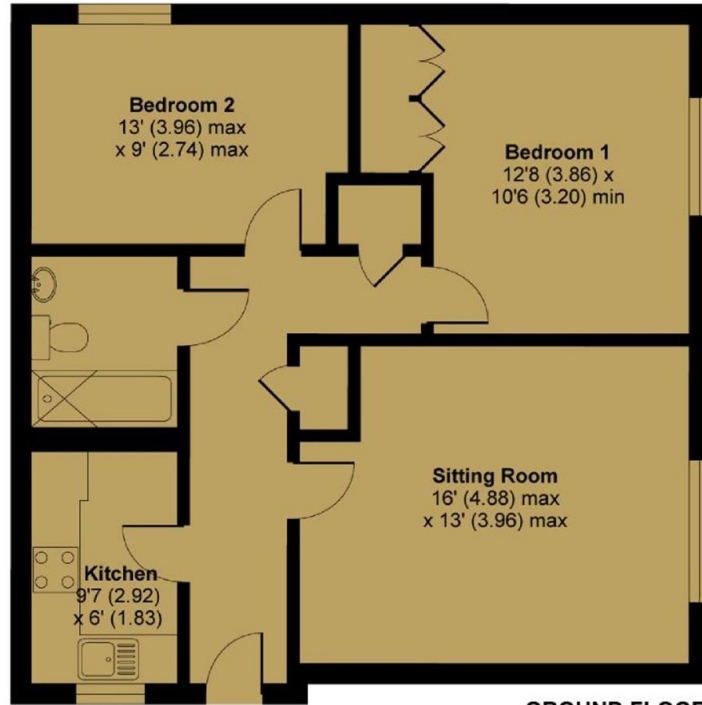
Belgarum Place, Staple Gardens, Winchester, Hampshire, SO23 8SL



ACCOMMODATION


Tucked away yet in the heart of the city of Winchester, this two-bedroom ground floor apartment is in a great location close to both the railway station and the vibrant town centre. It is well presented throughout with a welcoming feeling. An inner hallway provides access to all the rooms. The sitting/dining room has lovely full height windows which brings in an abundance of natural light and the kitchen is fitted with a range of smart contemporary units and integrated appliances. There are two bedrooms - the master bedroom has useful built in wardrobes. A family bathroom completes the accommodation.

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 715 SQ FT 66.4 SQ METRES



GROUND FLOOR



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |



Scan the QR code to find out more information about this property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SITUATION

Conveniently set within the city centre and a short walk to the railway station. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Fantastic town centre location
- Tucked away quiet back street
- Two-bedroom ground floor apartment
- Sitting/dining room
- Kitchen
- Master bedroom with built in wardrobes
- Convenient for the railway station

LOCAL AUTHORITY

Winchester City Council
Council Tax Band

ASKING PRICE £290,000

TENURE

Leasehold