



Granville House, Sutton Gardens, Winchester, Hampshire, SO23 8GW



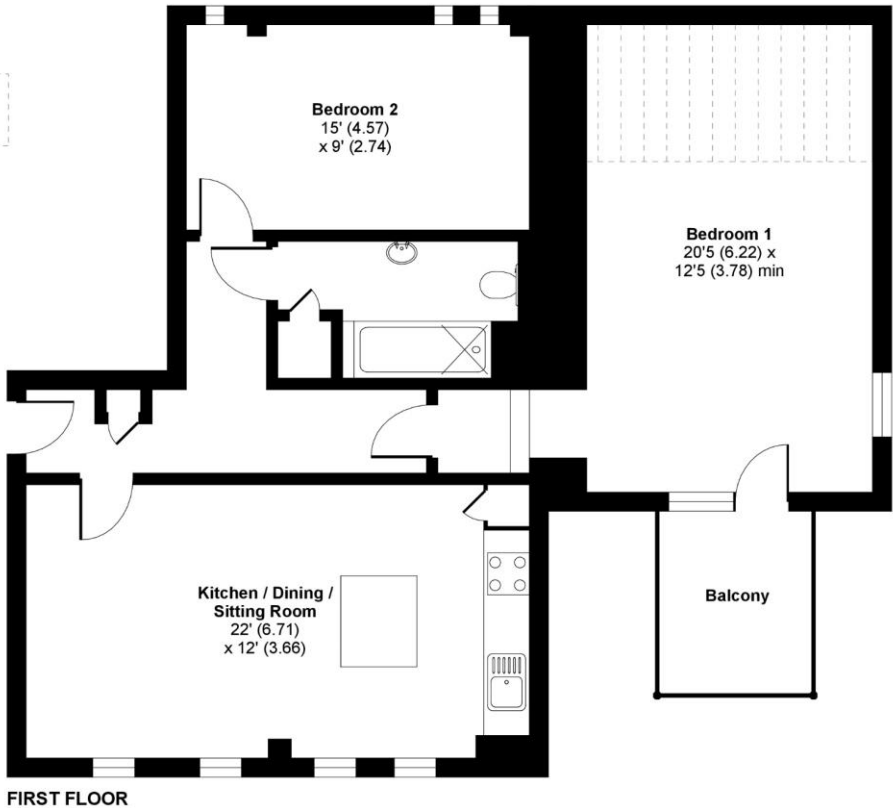
ACCOMMODATION

This well-presented two-bedroom apartment is set within a stunning converted church development in the heart of Winchester. The apartment comprises a contemporary open plan kitchen/sitting/dining room which has been finished to a high standard throughout and benefits from integrated appliances. The property enjoys an exciting blend of character features from the original building, together with modern touches which is evidenced by the lovely vaulted ceiling in the principal bedroom which also offers direct access to a private balcony. The second bedroom is a good size double room offering an excellent amount of space. A modern fitted bathroom serves both bedrooms with a bath and shower over. Externally, two new communal outside spaces have been created with one benefitting from a gazebo and firepit providing space to relax and enjoy some tranquility in the heart of town.

Approximate Area = 828 sq ft / 76.92 sq m
 Limited Use Area(s) = 75 sq ft / 6.97 sq m
 Total = 903 sq ft / 88.89 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2021. Produced for Charters Estate Agents Limited. REF: 751920



SITUATION

Conveniently set within the heart of Winchester, only a short walk from the train station and town centre with its many famous attractions and amenities. The winding streets of Winchester combine hidden bookshops, boutiques, a wide selection of restaurants, contemporary bars, the renowned Theatre Royal and beautiful countryside walks.



SPECIFICATION

- Stunning two-bedroom first floor apartment
- Accessible via stairs or lift
- Quiet St Peter Street in heart of Winchester
- Vaulted principal bedroom
- Private balcony
- Newly-created outside communal areas
- Central location
- Outdoor lockable storage
- No chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

OFFERS IN EXCESS OF £350,000

TENURE

Leasehold

Unexpired Years: 110 years remaining

Annual Service Charge: £2,300 per annum

Annual Ground Rent: Nil

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