



Capitol House, Old Station Approach, Winchester, Hampshire, SO23 0AL



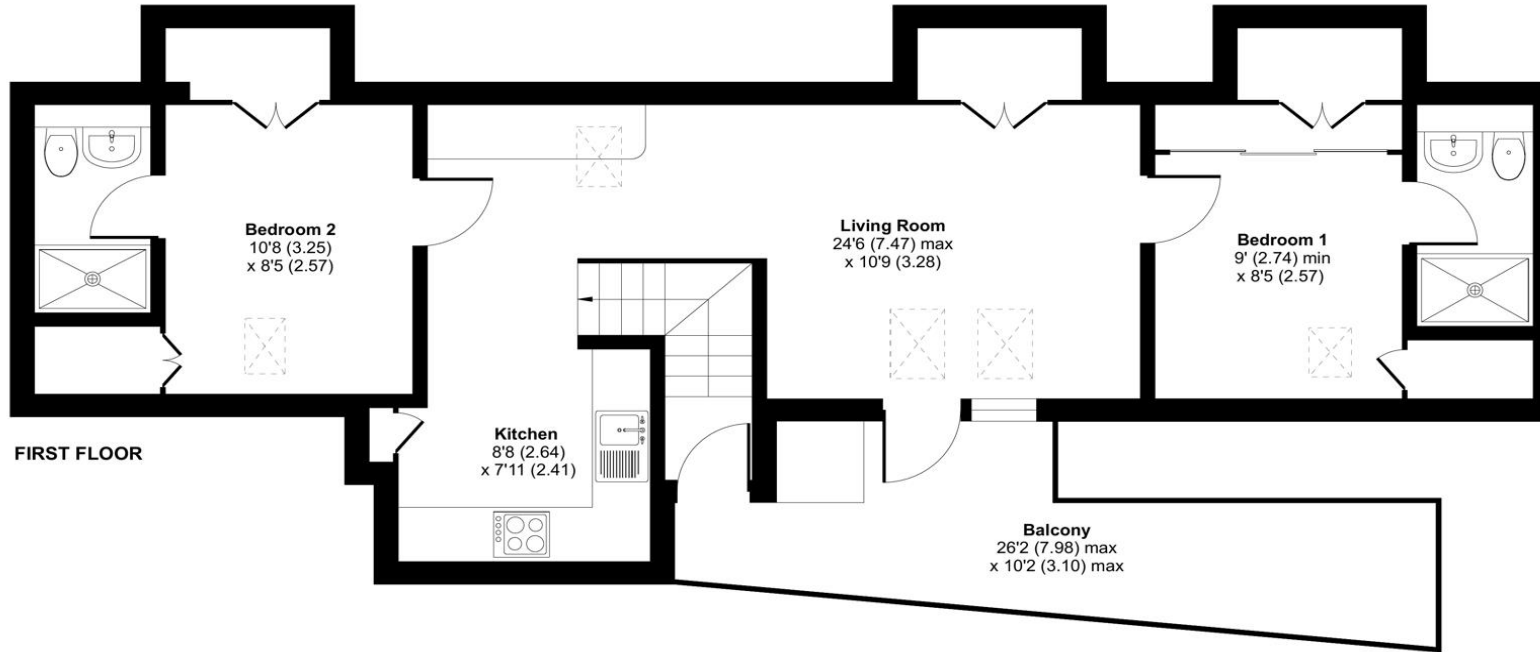
## ACCOMMODATION

Penthouse apartment with a superb balcony/terrace offering far reaching views of the city. Conveniently close to the vibrant city centre this splendid penthouse apartment is found in Capitol House, a modern conversion of stylish residences offering a cutting-edge and contemporary feel with attractive communal areas and design throughout. The property comprises an open-plan sitting/dining room and separate kitchen. The stylish kitchen is fitted with an induction AEG hob, range of integrated appliances and plenty of preparation space. Large Velux windows throughout the property flood the space with natural light. The two double bedrooms benefit from stylish tiled en-suite shower rooms and built-in wardrobes. The private balcony/terrace boasts far-reaching city views and plenty of space for outside dining, creating a fantastic feature of this apartment. Enjoying a southerly aspect, the terrace receives sun for the majority of the day and is a rare feature of any Winchester city apartment.

Agents note: Our sellers currently rent two convenient parking spaces for £1,200 per annum from the Freeholder, an arrangement which many flats share, and works well. The location of the spaces is very convenient for access to the flat and is let out long term.

Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1082054



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Capitol House is set in the sought-after location of Bridge Street just a stone's throw from Winchester centre and the popular St Giles Hill offering panoramic views of the city. Winchester combines the best of both worlds with history and an inspirational atmosphere. There is a great blend of eclectic shops, fine restaurants and contemporary bars 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**

- Superb penthouse apartment in a central location
- Far reaching city views
- Beautifully presented accommodation throughout
- Open-plan sitting/dining room
- Fitted kitchen with integrated appliances
- Two double bedrooms
- Two bathrooms
- Parking available

#### **LOCAL AUTHORITY**

Winchester City Council (Tax Band D)

#### **ASKING PRICE**

£375,000

#### **TENURE**

Leasehold - 125 years from 1 January 2019

Years remaining - 119

Current annual ground rent - £250

Expected increase and % - tbc

Annual service charge - £1858