



Cathedral View, Winchester, Hampshire, SO23 0PR

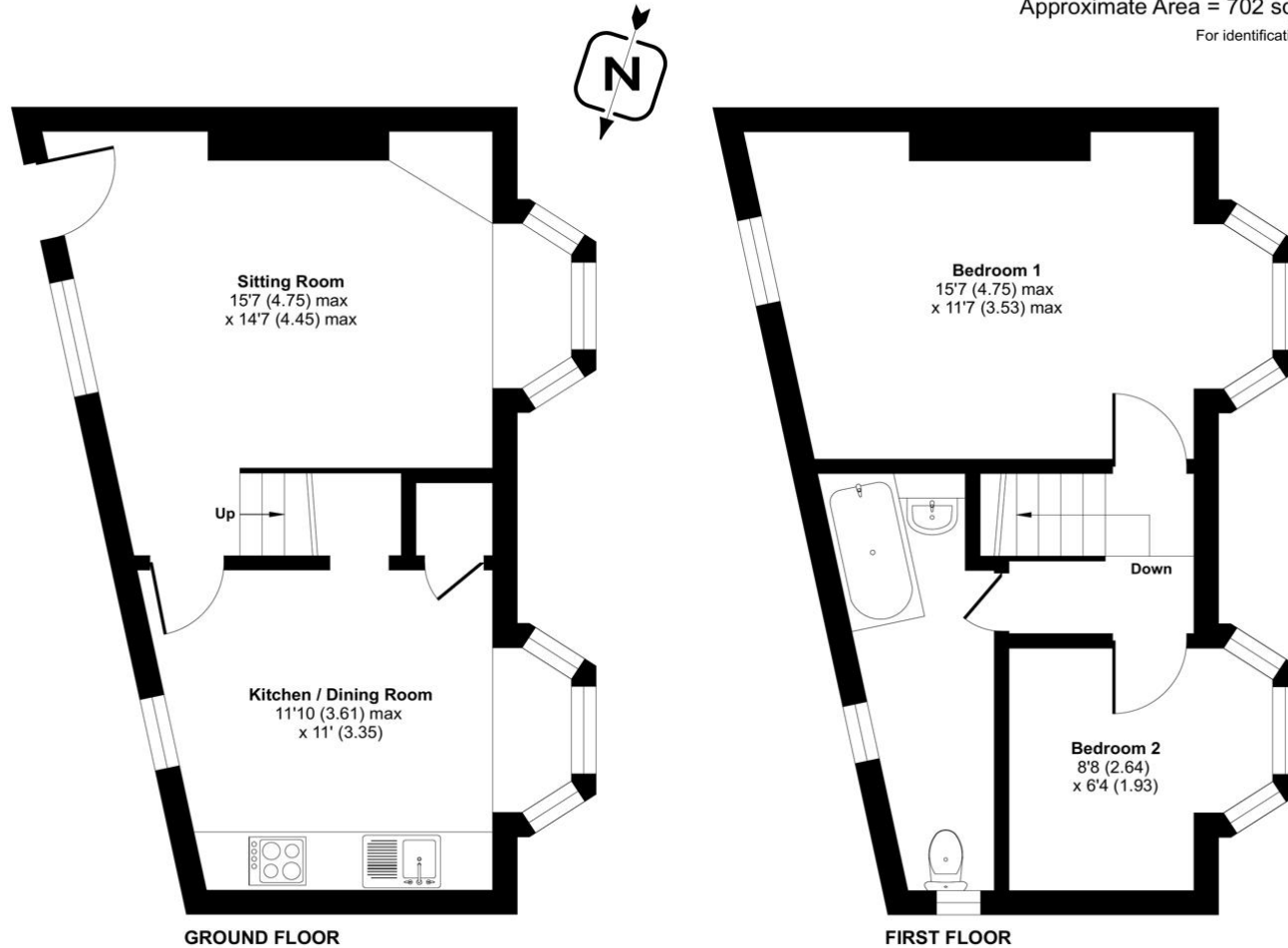


ACCOMMODATION

Cathedral View is located within the historic and characterful Old Highcliffe square. The property has an abundance of charm with easy access to Chesil Street, College Street, and onwards to the High Street and the cathedral, all of which are within a few minutes walking distance. This attractive two-bedroom home is comfortably spread over two floors offering stunning views across the city and to the cathedral. Internally, there is a charming sitting room with a feature bay window, wood burner and an impressive floating oak mantel beam above. A good-sized kitchen/dining room is located towards the rear, benefitting from a range of wall and base units and larder/storage area. The first floor provides two bedrooms, both with feature bay windows and lovely views across the city and magnificent views of the cathedral. The two bedrooms are served by the family bathroom which completes the internal accommodation. Directly opposite the property, is a footpath leading to the river, the Water Meadows and St Catherine's Hill. St Giles Hill and the leisure centre are a few minutes walk away.

Approximate Area = 702 sq ft / 65.2 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 2023. Produced for Charters Estate Agents Limited. REF: 943319



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

A desirable location and a perfectly situated property, allowing for either a short walk to the mainline railway station (express links to London Waterloo within the hour) or equally a convenient short walk to the bustling High Street and wealth of city amenities with a selection of bespoke and mainstream shopping, leisure and entertainment facilities, including the renowned Theatre Royal and the beautiful water meadows. Winchester railway station (1.25 miles) provides superb links to London (1 hour) and Southampton (20 mins). Road connections are excellent as the M3, A31, A34 and M27 are all within easy reach. There is also a comprehensive bus service within the city and the surrounding areas. The area also offers a selection of first-class schooling for all ages.

Views of the Cathedral from the property



SPECIFICATION

- Charming character property
- Convenient city centre location with easy access to the mainline railway station
- Walking distance to the High Street and St Giles Hill
- Excellent views across the city and the cathedral
- Two bedrooms
- Generous bathroom
- Kitchen/dining room
- Attractive sitting room with feature wood burner

LOCAL AUTHORITY

Winchester City Council
Council Tax Band - B

GUIDE PRICE

Asking Price £350,000

TENURE

Leasehold

Length of lease - 108 years

Annual ground rent - £120

Expected increase - tbc

Percentage of increase - tbc

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