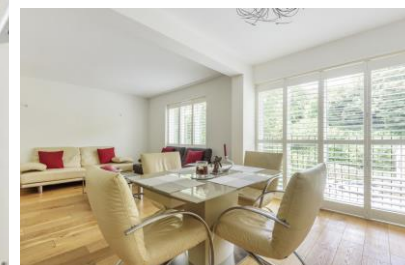




Wykeham House, 120 Christchurch Road, Winchester, Hampshire, SO23 9QY



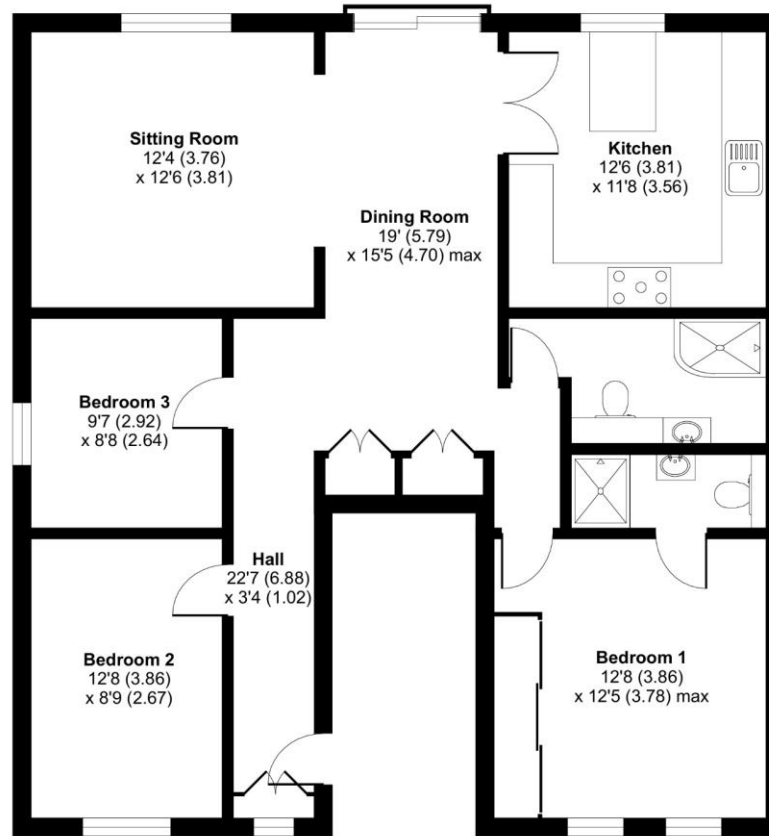
ACCOMMODATION

A superb top-floor, three-bedroom apartment located in this prestigious area of St Cross, conveniently close to the city. Wykeham House includes six apartments; three in the original Victorian building and this being one of three in the more recent extension. The apartment is arranged with an open-plan layout which flows from the hallway through to the west-facing main living rooms overlooking the communal garden to the rear. The sitting room opens through an arch to the dining room with patio windows to a Juliette balcony. Double glass panelled doors lead to a generously sized, fully fitted kitchen/breakfast room. The principle bedroom benefits from an en-suite shower room and fitted wardrobes and the two further bedrooms are served by the family shower room. Storage is plentiful with the bonus of easy access to two loft areas, partially boarded. There is a designated parking space in addition to a single garage and communal gardens, mainly laid to lawn. Access to parking and garage is via the driveway to the side of the property.



Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 878505



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(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	

SITUATION

St Cross is an historic area to the South of Winchester City, alongside the Water Meadows and the River Itchen, in the shadow of St Catherine's Hill. In addition, to the excellent access to the M3, plus links to the A34, the excellent train service is but an hour's journey to London Waterloo. Southampton Airport offers daily flights to various UK and European destinations. The property is within walking distance of the City centre. Winchester offers an excellent range of independent retailers and high street stores, restaurants, wine bars and cafes; theatre and cinema.



SPECIFICATION

- Three generous bedrooms
- En-suite and family shower rooms
- Two reception rooms
- Large kitchen/breakfast room
- Excellent internal storage
- Private parking and garage
- Double glazing and gas central heating
- Communal grounds

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Guide Price £485,000

TENURE

Share of Freehold

Unexpired Years: 99

Annual Ground Rent: £0

Monthly Service Charge: £170

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

These details are to be confirmed by the vendor's