



Tower Court, Tower Street, Winchester, Hampshire, SO23 8TA



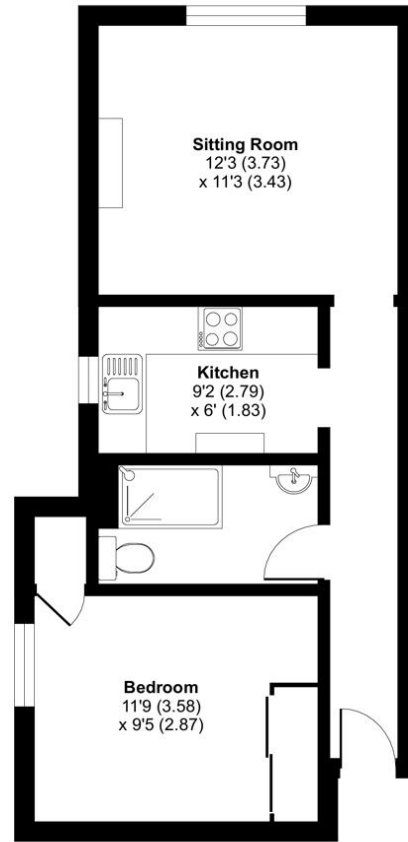
ACCOMMODATION

Nestled within the heart of central Winchester on Tower Street, this exquisite one-bedroom apartment epitomizes urban elegance. Meticulously refurbished to an exceptional standard over the past year, the property welcomes you with open arms through its inviting entrance. The interior unfolds to reveal a spacious lounge/dining room, offering captivating views of the communal garden for a snug sanctuary. The kitchen exudes contemporary allure with its white gloss units, complete with an integrated fridge/freezer, Neff slide-and-hide oven, and built-in washer-dryer. Quartz worktops, ceramic tiling, and a convenient pull-out pantry complement the space. The opulent shower room boasts a generously sized walk-in shower, adorned with stylish tiling and a pristine white suite. Ample storage graces the double bedroom, courtesy of mirrored fitted wardrobes. As part of an age-exclusive development, tranquillity and camaraderie are ensured among like-minded residents. A pull-cord system, guest room for visitors, and meticulously maintained grounds further enhance the lifestyle. Resident parking adds convenience to this city-centre abode, offering a seamless blend of urban accessibility and a serene feel. The property also benefits from an on-site manager being available during the week.



Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	69	79
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Charters Estate Agents Limited. REF: 1026232



SITUATION

Conveniently set within the heart of Winchester city, only a short walk from the train station and town centre with its many attractions and amenities. The historic city of Winchester offers many unique shops, boutiques, cinema, sports facilities, restaurants, traditional inns, bars and the renowned Theatre Royal. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside.



SPECIFICATION

- Located in the heart of Winchester
- Age-exclusive development
- Refurbished to an exceptional standard throughout
- Spacious lounge/dining room with feature fireplace
- Captivating views
- Communal garden access
- Guest room for visitors
- Residents parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £165,000

TENURE

Leasehold

Unexpired Years: 125 years

Annual Ground Rent: £150

Annual Service Charge: £3,490

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