



Southgate Street, Winchester, Hampshire, SO23 9DZ



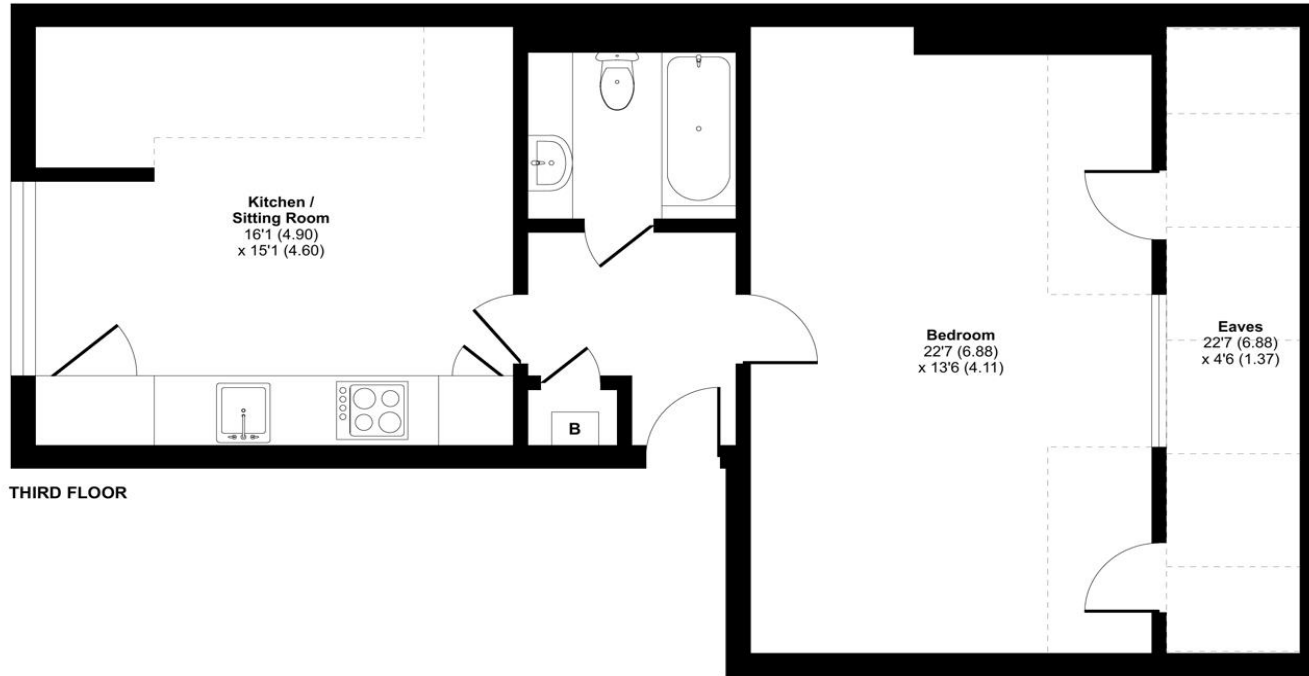
## ACCOMMODATION

Spacious one bedroom top floor apartment with the most stunning views towards Winchester Cathedral, located in the heart of Winchester city centre and within a short walk of the mainline railway station. The apartment provides a wonderful opportunity to experience high class living in an historic city and has been converted to the highest of contemporary standards. The property comprises an entrance hall, open plan sitting room/fitted kitchen and a luxury bathroom, as well as underfloor heating, gas central heating and a secure entry system. The property is offered with no forward chain.



Denotes restricted head height

Approximate Area = 535 sq ft / 49.7 sq m  
Limited Use Area(s) = 246 sq ft / 22.8 sq m  
Total = 781 sq ft / 72.5 sq m  
For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 995621



## SITUATION

Conveniently set within the city centre and within walking distance to the railway station (London-Waterloo 1 hour). The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



### **SPECIFICATION**

- One bedroom third floor apartment
- Conveniently located in the heart of Winchester
- Walking distance to the mainline railway station
- High specification throughout
- Open-plan living accommodation
- Gas central heating
- The property is offered with no forward chain

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

### **GUIDE PRICE £265,000**

### **TENURE**

Leasehold

Unexpired Years: 116

Annual Ground Rent: £250

Ground Rent Increase: 25 years

Ground Rent Review Period: Annually

Annual Service: £800

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