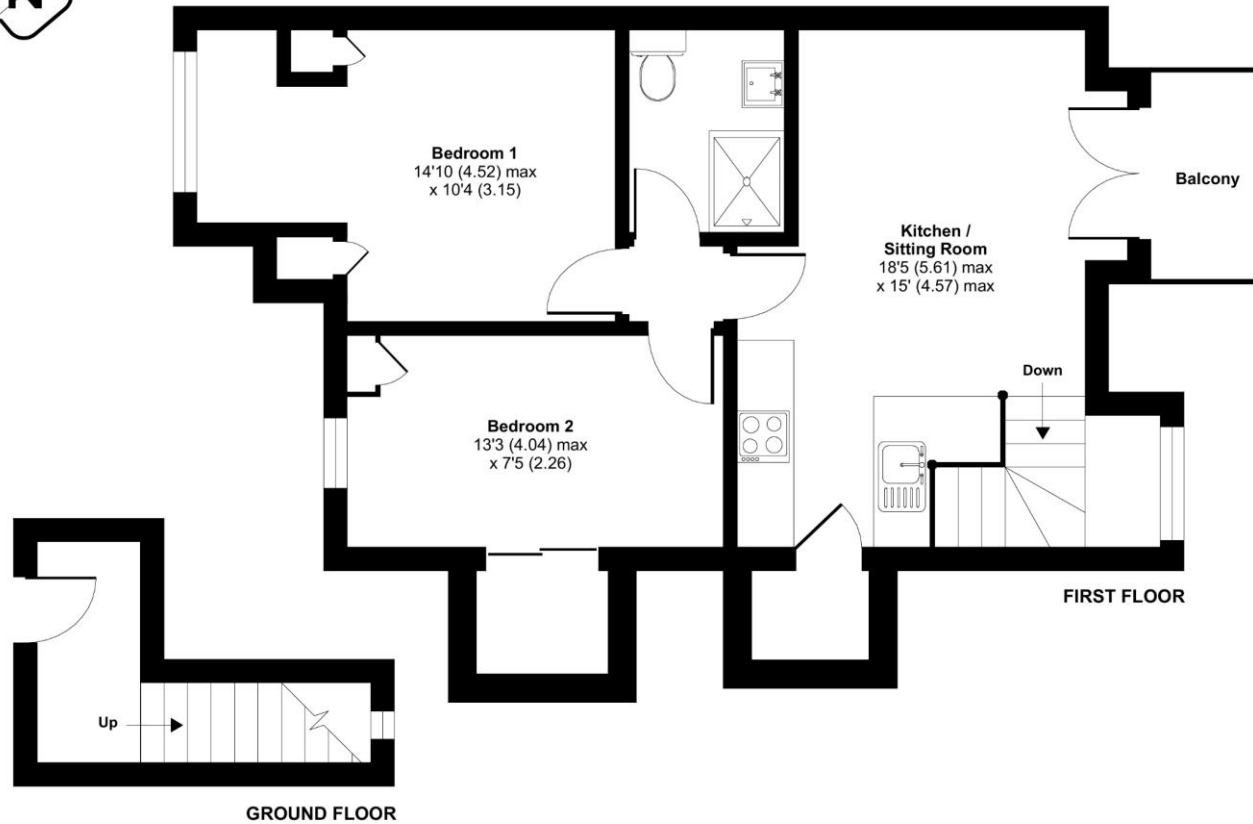


## ACCOMMODATION

Penthouse apartment in a city centre location. The property is conveniently situated for ease of access to the mainline railway station and Winchester's amenities. Set across the top floor, the property comprises an open plan sitting / dining / kitchen area, which includes an oven, hob, extractor fan and a washer / dryer. An inner hall offers access to a modern shower room and two bedrooms. The property benefits from a private balcony which can be accessed via the sitting area. Please note that there is no parking associated with this property.

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 916898



## SITUATION

Conveniently set within the city centre and a short walk to the railway station. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. There is network of footpaths and bridleways for walking and riding in the surrounding countryside. Connections are excellent as the railway station, A34, M3 and M27 are within easy reach.



### **SPECIFICATION**

- Penthouse apartment
- City centre location
- Two bedrooms
- Open plan sitting / dining / kitchen
- Utility cupboard
- Balcony

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: TBC

### **GUIDE PRICE**

Asking Price £310,000

### **TENURE**

Leasehold: 99 Years

Unexpired Years: 99 Years Remaining

Annual Service Charge: £350.00 Approximately

Annual Ground Rent: £250.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

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