



Southgate Street, Winchester, Hampshire, SO23 9DZ

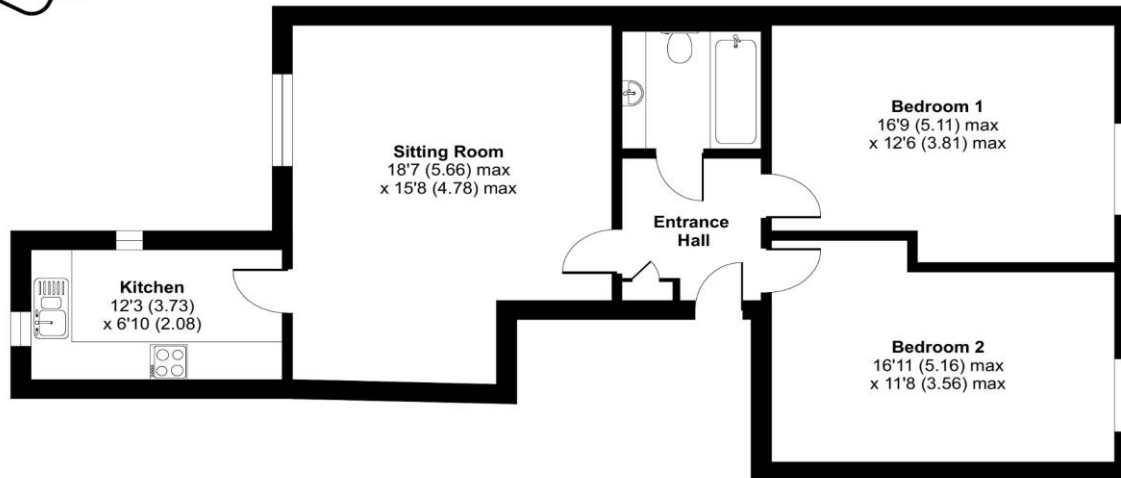


ACCOMMODATION

City living at its best! Fabulous two-bedroom, second floor apartment, which forms part of a superb conversion within an enviable central location and within an easy walk to the mainline railway station and the High Street. The apartment is entered via an entrance hallway providing access to the living accommodation and benefits from a secure entry system. The apartment provides superb natural light from the large windows and stunning views across Winchester towards the cathedral. The spacious sitting/dining room is well-presented and complemented by engineered wooden floors and underfloor heating. The kitchen has a comprehensive range of wall and base units with attractive worktops over. The stylish bathroom is fully tiled with a shower over the bath. Both bedrooms are well-proportioned, with ample space for free-standing furniture. The apartment is ideal for a buyer looking for a vibrant and central location in Winchester.

Approximate Area = 858 sq ft / 79.7 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: 924190



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

- Well-proportioned two-bedroom second floor apartment
- City centre location and within walking distance to the mainline railway station and High Street
- Secure entry system
- Spacious sitting/dining room
- Contemporary fitted kitchen
- Underfloor heating

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - C

ASKING PRICE

£365,000

TENURE

Leasehold (with a Share of Freehold)

Length of lease – 125 years

No of years remaining - 118

Current annual ground rent - £250.00

Expected increase - £250.00

Frequency of increase – every 25 years

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