



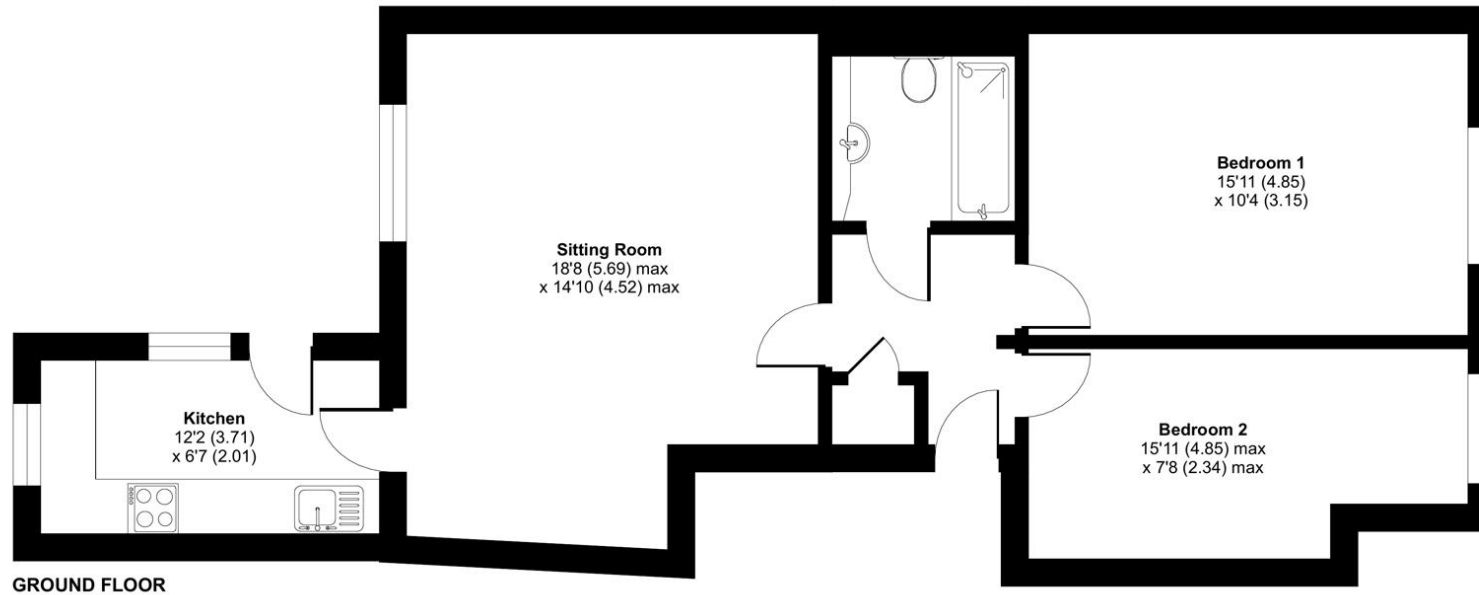


ACCOMMODATION

Sensational city centre living 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. This two bedroom ground floor apartment has engineered hard wood floors, underfloor heating and a secure entry system. The kitchen has a comprehensive range of wall and base units with attractive worktops and built in appliances. Both bedrooms are well-proportioned, with ample space for free-standing furniture. Both bedrooms are served by a shared bathroom. The apartment shares a spacious enclosed rear garden with the basement flat. The apartment has gas central heating.

Approximate Area = 755 sq ft / 70.1 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	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	



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: 995610



SITUATION

Conveniently set within the city centre and within walking distance to the railway station (London-Waterloo 1 hour). The historic city of Winchester has many famous attractions and amenities; the winding streets offer hidden bookshops, boutiques, fine restaurants, contemporary bars and the renowned Theatre Royal. Communications are excellent with the A34, M3 and M27 within easy reach.



SPECIFICATION

- Spacious two bedroom apartment
- Lounge / dining room
- Fitted kitchen
- Modern bathroom suite
- Ground floor
- City centre location
- High specification throughout
- Secure entry system
- Communal garden
- Unfurnished

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE

Asking Price £350,000

TENURE

Leasehold
Unexpired Years: 118
Annual Ground Rent: £250
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £0

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