



Southgate Street, Winchester, Hampshire, SO23 9DZ

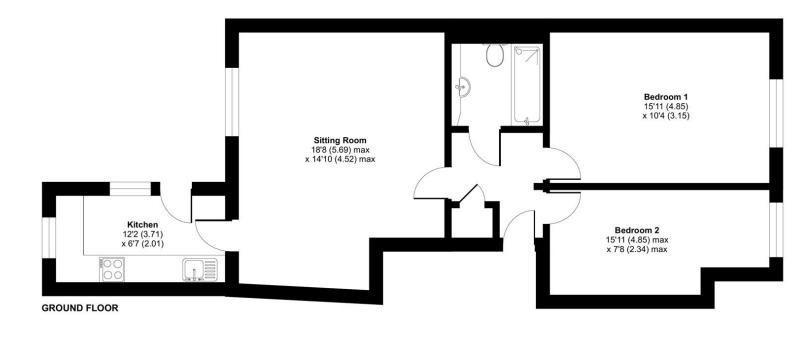


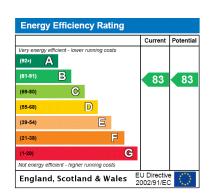
ACCOMMODATION

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







RICS	Certified Property Measurer	Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Charters Estate Agents Limited. REF: 995610	*
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SITUATION

Conveniently set within the city centre and within walking distance to the railway station (London-Waterloo I 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.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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