



Balfour House, Winnall Close, Winchester, Hampshire, SO23 0LB



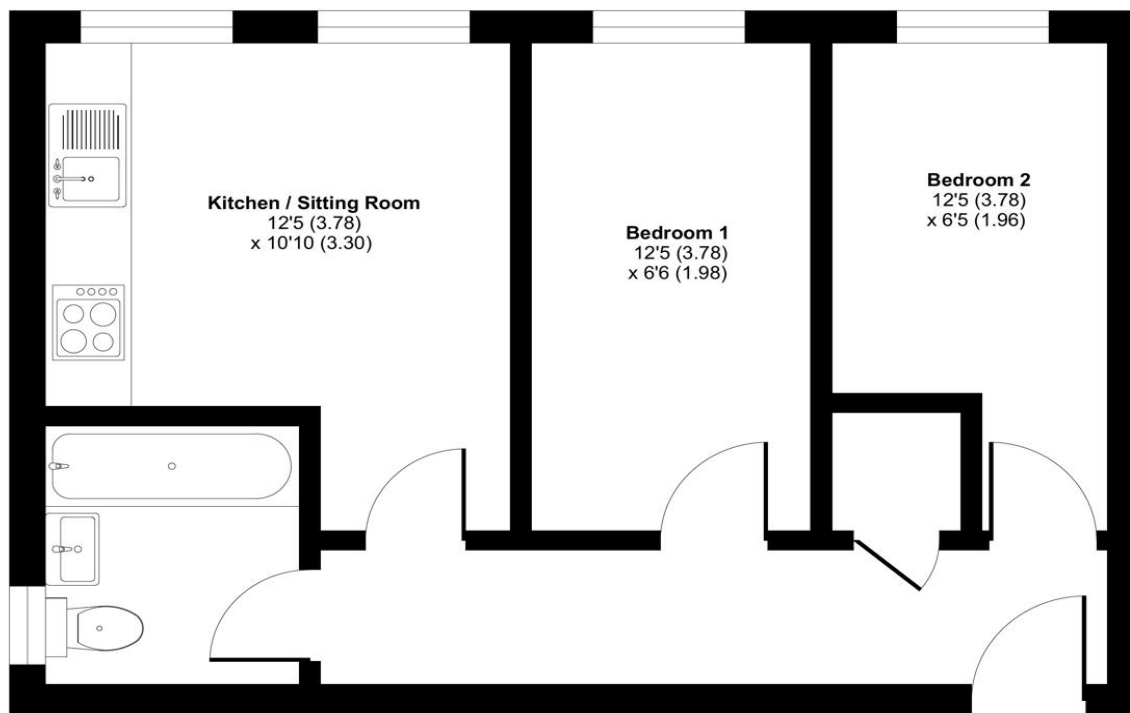
ACCOMMODATION

Excellent Investment Opportunity, a unique, premium student accommodation close to central Winchester. The property is nicely positioned within Balfour House, comprising high quality apartments, to provide students with absolutely everything they would need and offers safe living. This two-bedroom apartment is currently let and provides a rental income of circa £15,600 pa, and a gross yield of 6.7%. This rent is slightly under market value, so a higher return is achievable. Further benefits include an allocated parking space. The two-bedroom apartment comprises of a high-quality kitchen/living space, including fridge-freezer and dishwasher. Two good-sized double bedrooms including double beds, wardrobes, workspaces and smart TV's. Comfortable communal spaces outside provide a great sociable place for students to live and study. Conveniently located in Winnall and close to Erasmus Park.



Approximate Area = 404 sq ft / 37.5 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		
(69-80)	C		
(55-68)	D	65	65
(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: 957440



SITUATION

The property is conveniently set just outside of the city centre and close to the River Itchen and Winnall Moors Nature Reserve, with the mainline railway station only an approximate 15-minute walk away. Winchester combines the best of both worlds with history and an inspirational atmosphere. There is a great blend of eclectic shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. The surrounding countryside has a network of footpaths and bridleways for walking and riding. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Two-bedroom apartment
- High speed WiFi internet connectivity
- TV's installed in all rooms
- Fully fitted kitchen with integrated appliances
- Fully furniture package included
- Modern finish throughout
- Excellent yield
- C3 Planning status - not limited to students

LOCAL AUTHORITY

Winchester City Council
Council Tax Band A

GUIDE PRICE

Asking Price £220,000

TENURE

Leasehold

Unexpired Years: 117 years remaining

Annual Ground Rent: £250.00

Annual Service Charge: £1,222