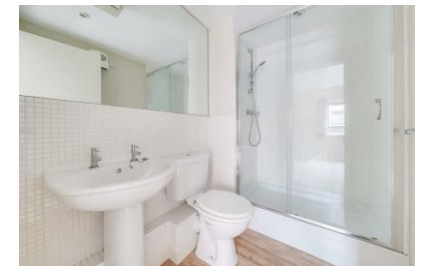




Belgarum Place, Staple Gardens, Winchester, Hampshire, SO23 8SL

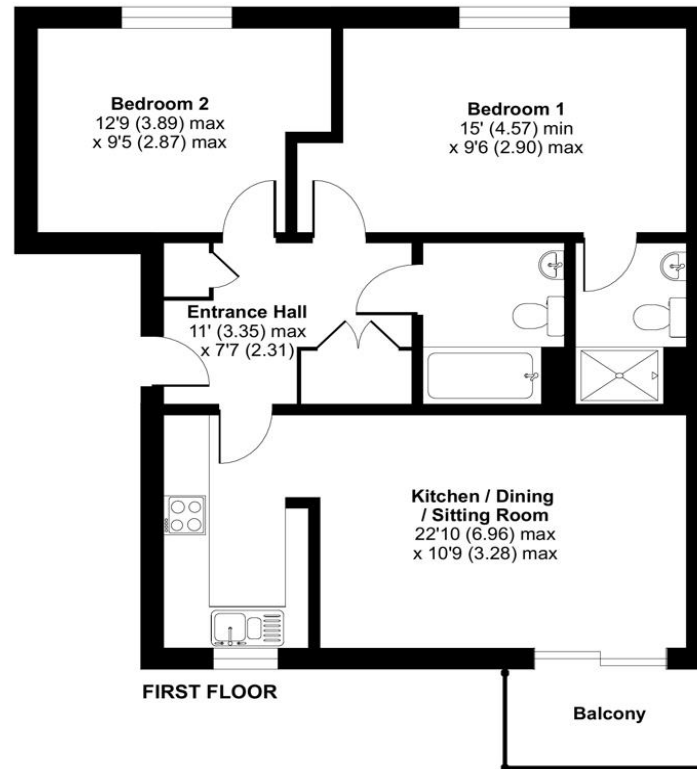


ACCOMMODATION

With an allocated parking space, this city centre apartment is a real gem. It is set in a quiet gated development in the heart of Winchester city centre, located within easy reach of the railway station. This well presented two bedroom first floor apartment features a welcoming entrance hall with built-in storage, kitchen and sitting/dining room with French doors leading onto the balcony. The property has two double bedrooms with an ensuite serving the principal room. The second bedroom is served by a family bathroom. The allocated parking space is accessed via security gates and stairs provide access to the apartment.

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	79	
(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: 977241



SITUATION

Conveniently set within the heart of 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. 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

- Allocated parking space
- Two bedrooms
- First floor apartment
- Central location
- Gated parking
- No chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Offers in Excess of £350,000

TENURE

Leasehold

Unexpired Years: 132

Annual Ground Rent: £350

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2260

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