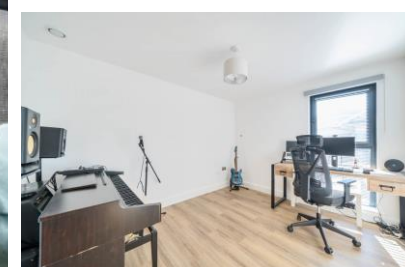
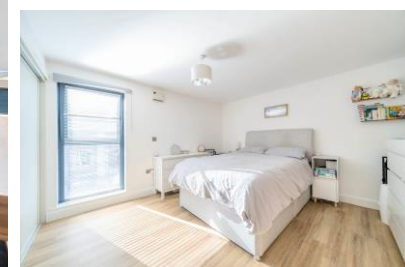




Exchange Square, Winchester, Hampshire, SO23 8FJ

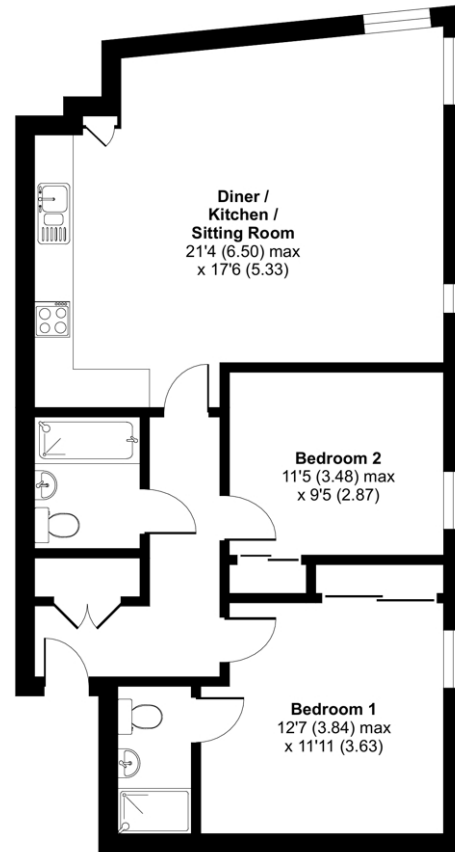


## ACCOMMODATION

Superb stylish city apartment enjoying generous accommodation, found in a central position in Winchester with views out over Jewry Street, Saint Paul's Church and The Arc Winchester. The property is accessed via a communal door to the rear and a lift provides access to all floors. The apartment itself features a most impressive open plan, double aspect kitchen/dining/sitting room which is the ideal space for entertaining and relaxing. The kitchen benefits from quartz work surfaces, integral appliances and range of contemporary styled matching units. There are two excellent sized double bedrooms with the main bedroom featuring a well-appointed en-suite shower room, whilst the second bedroom is served by a modern bathroom. The property further benefits from underfloor heating throughout. Outside, the property has a secure, private, allocated off-road parking space.

Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(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). © n|checon 2023. Produced for Charters Estate Agents Limited. REF: 1030450



## SITUATION

Conveniently set within the city centre and a short walk to the railway station. 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. The A34, M3 and M27 are all within easy reach.



### **SPECIFICATION**

- City centre apartment with lift to all floors
- Stunning open plan kitchen/sitting/dining room
- Views over Jewry Street and Saint Peters Church
- Two double bedrooms
- En-suite shower room to main bedroom
- Further bathroom
- Under floor heating
- Allocated off road parking

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

### **GUIDE PRICE**

Guide Price £430,000

### **TENURE**

Leasehold

Unexpired Years: 136

Annual Ground Rent: £259.53

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 4386.28

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