



The Mons, Mons Court, Winchester, Hampshire, SO23 8GH



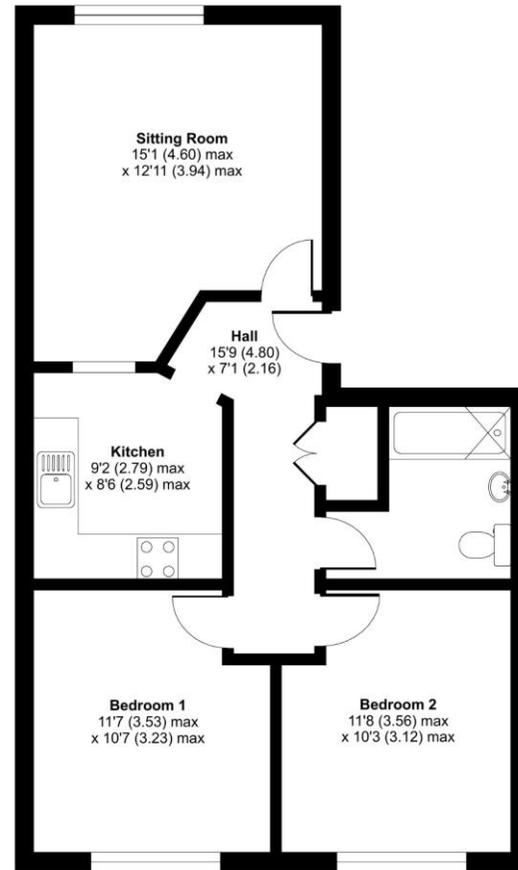
ACCOMMODATION

Top floor character apartment located on the edge of the popular Peninsula Barracks development which is within walking distance of the train station and Winchester city centre. Upon entering the property, the entrance hallway leads to all rooms and benefits from a useful storage cupboard. The property has a spacious sitting room, a separate modern fitted kitchen, and two double bedrooms of similar size which are served by a family bathroom with shower over bath. This Grade II listed building benefits from character features that include sash windows and high ceilings. The apartment also benefits from a new boiler and radiators throughout, new carpets and it has recently been redecorated throughout, making it ideal for those looking to move straight in. The property also benefits from having an allocated parking space.



Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 850610



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Conveniently set within 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

- Character apartment
- Located on the top floor
- Two bedrooms
- Modern bathroom suite
- Spacious sitting room
- Allocated parking space
- Central Winchester location
- Grade II Listed building

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £335,000

TENURE

Leasehold

Unexpired Years: 170

Annual Ground Rent: £100

Ground Rent Increase: Unknown

Ground Rent Review Period: Unknown

Annual Service: £2070.36

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