



Queens Court, Peninsula Square, Winchester, Hampshire, SO23 8GL



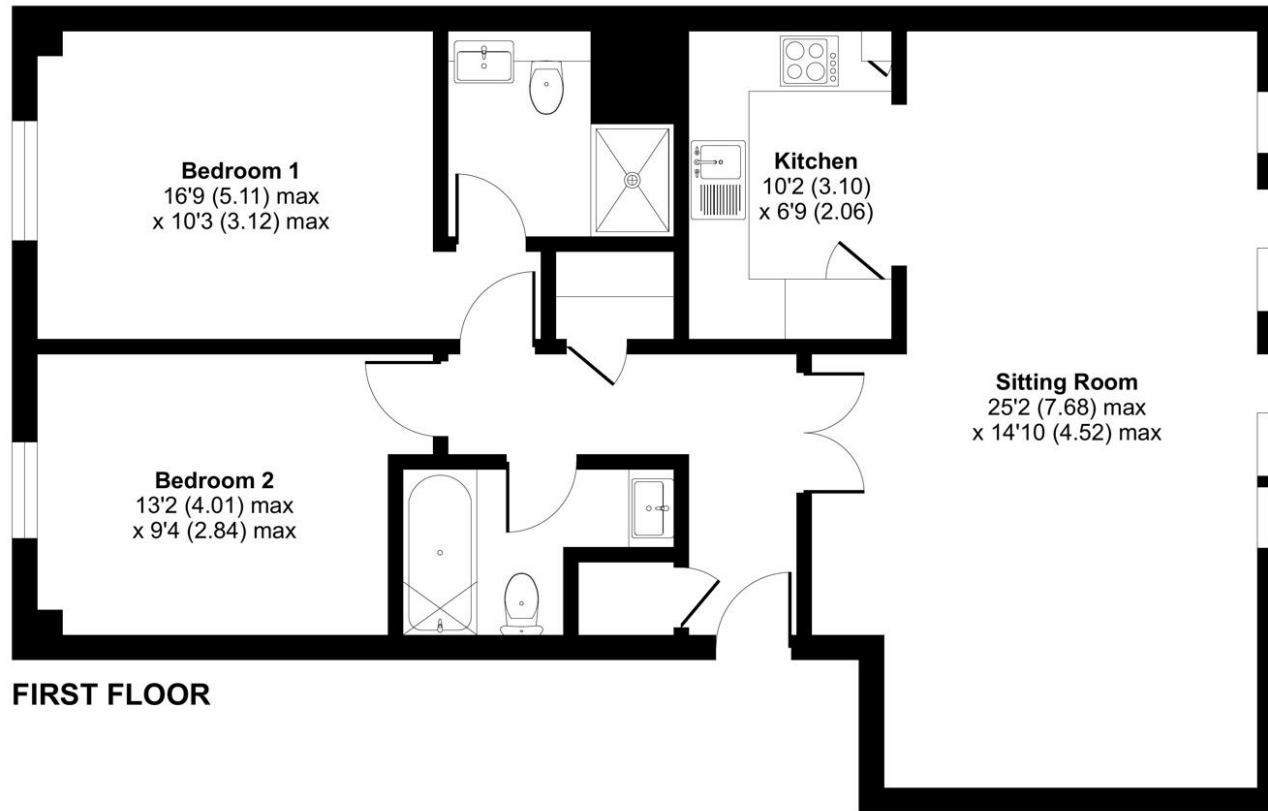
ACCOMMODATION

Spacious two-bedroom, first floor apartment, situated within the exclusive Peninsula Barracks in the heart of Winchester offering allocated parking and a large balcony. The property is ideally positioned for access to the city centre and mainline railway station yet offering a peaceful living environment. The accommodation internally has recently been completely refurbished with a brand-new kitchen with fully integrated appliances, a brand-new bathroom and en-suite all professionally installed to a very high standard. There are two comfortable double bedrooms with the principal bedroom benefitting from the en-suite. The main open plan lounge/diner has brand new flooring and flows well with the kitchen and then out onto the balcony. There is also further storage within the hallways providing ample storage solutions.



Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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). © ncheocom 2023. Produced for Charters Estate Agents Limited. REF: 1048116



SITUATION

Peninsula Square is one of the most prestigious locations within the area, conveniently set in the heart of Winchester city, only a short walk from the town centre and the main line train station. Winchester combines the best of both worlds with history and an inspirational atmosphere. The winding streets offer hidden bookshops, boutiques, a wide selection of restaurants, contemporary bars and the renowned Theatre Royal.



SPECIFICATION

- Newly refurbished
- First floor two-bedroom apartment
- Brand new kitchen and bathrooms
- En-suite to the principal bedroom
- Spacious sitting/dining room
- Balcony
- Allocated parking space

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Guide Price £475,000

TENURE

Leasehold with a Share of Freehold
Unexpired Years: 101 years
Annual Service Charge: £2,820

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