



Princess Court, St. Peter Street, Winchester, Hampshire, SO23 8DN

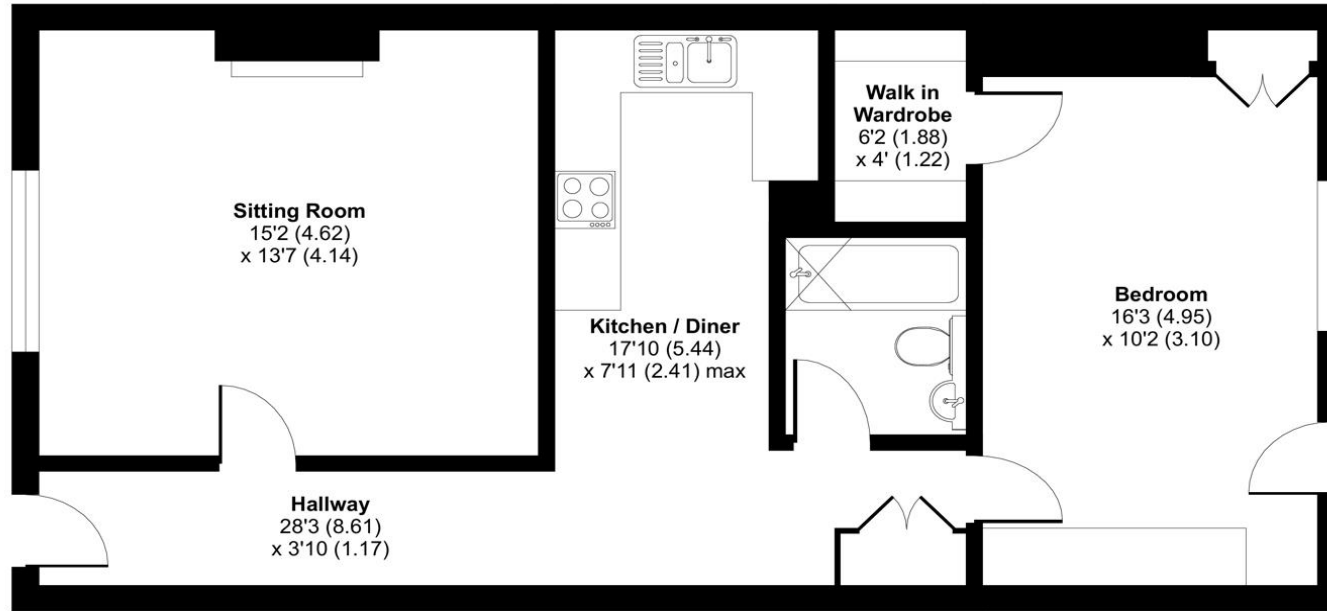


ACCOMMODATION

Truly unique one-bedroom, lower ground floor apartment, with a wealth of character features, set in a late Georgian Grade II listed building in the heart of Winchester. The private entrance to the rear of the building leads into a good-sized inner hallway, and gives access to the main living accommodation. The sitting room is a cosy retreat with large sash windows and the open plan style kitchen/diner has a contemporary feel with white gloss units and ample storage. The principal bedroom offers a delightful room with fitted wardrobes and access to a private outdoor terrace area. The bathroom with white suite completes the accommodation. Outside there are communal gardens, a perfect tranquil space to watch the world go by. The apartment also has the benefit of an allocated parking space.

Approximate Area = 693 sq ft / 64.4 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	74	76
(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: 1052741



SITUATION

The property is situated just a short walk from the cathedral city of Winchester, which has a range of comprehensive facilities which include independent shops and boutiques, fine restaurants, contemporary bars and a thriving bi-monthly Farmers Market. The famous Winchester Cathedral and beautiful Water Meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside in and around Shawford, Compton and Winchester. There are excellent connections to the M3, M27, A34, the South Coast and the New Forest. Southampton International Airport is 13 miles away. When it comes to schooling, the area offers a choice of the country's finest private schools, including The Pilgrims' School, Twyford Preparatory School, Winchester College and St. Swithun's School.



SPECIFICATION

- Unique ground floor apartment
- Grade II listed building
- Open plan kitchen/dining area
- Separate sitting room
- Principal bedroom with fitted wardrobes
- Bathroom with white suite
- Private outdoor terrace area and communal gardens
- One allocated parking space

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £285,000

TENURE

Leasehold 958 years
Council Tax Band: C
Unexpired Years: 958 Years Remaining
Annual Ground Rent: n/a
Ground Rent Increase: n/a
Ground Rent Review Period: n/a
Annual Service: £1,980

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