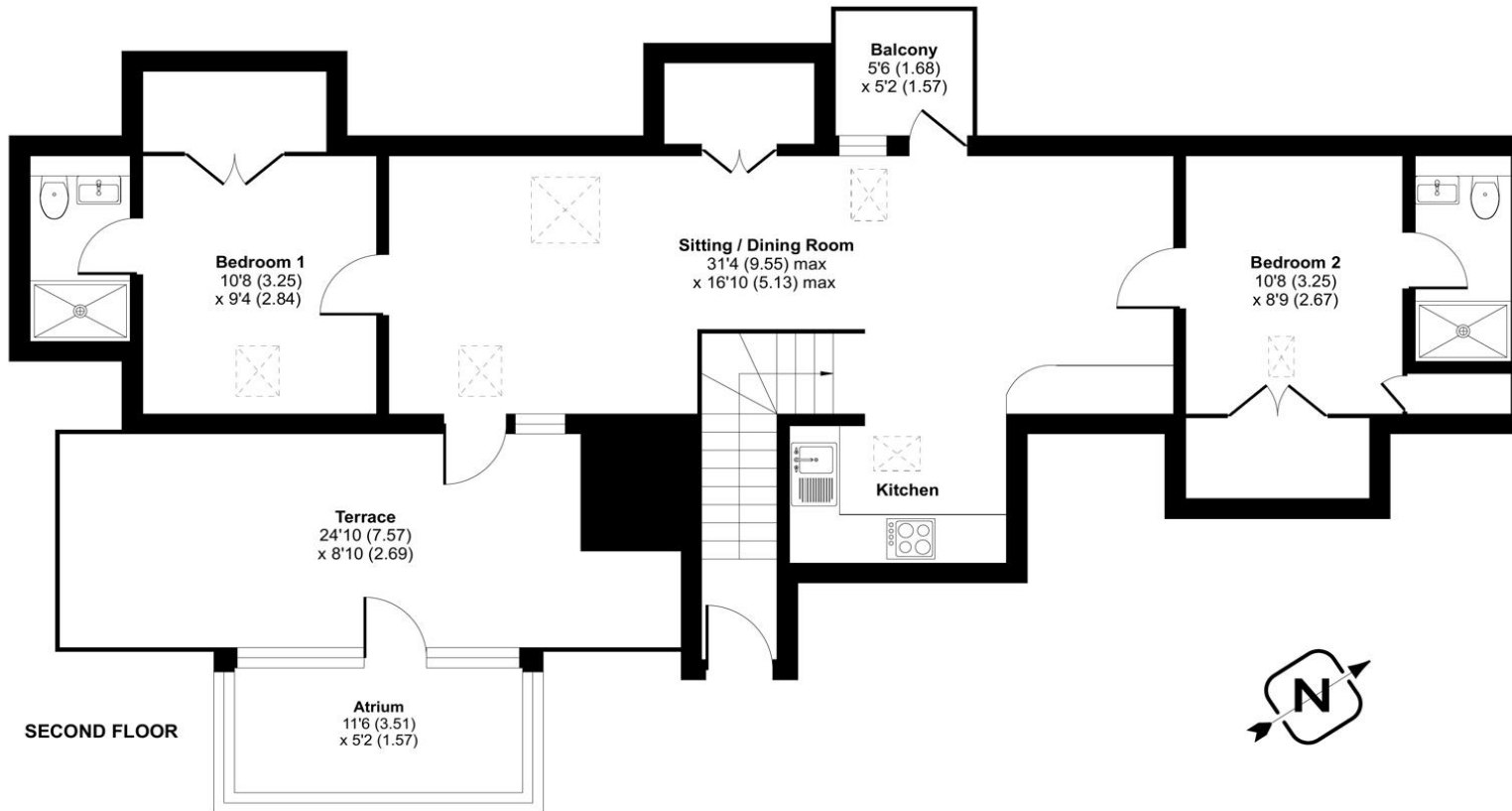


ACCOMMODATION

A stunning and modern penthouse apartment in a prime location, sitting on the top of a cutting-edge and contemporary development with views across Winchester and of the Cathedral. This luxurious property showcases contemporary design and sophisticated features. Upon entry, you are welcomed by an open-plan sitting/dining room that features skylights and access to all other rooms. A modern fitted kitchen is conveniently tucked away offering ample storage and integrated appliances. Two generously sized bedrooms are located on either side of the property, both boasting their own ensuite shower rooms. One of the standout features of this penthouse is the expansive roof terrace, providing breathtaking views of the surrounding area. Perfect for entertaining or unwinding, this outdoor space offers a private sanctuary in the heart of the city. Additionally, the property offers a dedicated atrium serving as a study and craft room which is located away from the main accommodation and is rare for an apartment so close to the City. Resident parking is available at the rear of the development within a secure car park and due to the location, the property is within close proximity of commuter links, making travel easy.

Approximate Area = 779 sq ft / 72.3 sq m
 Atrium = 59 sq ft / 5.4 sq m
 Total = 838 sq ft / 77.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(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: 1062251



SITUATION

Capitol House is set in the sought after location of Bridge Street just a stone's throw from Winchester Centre and the popular St Giles Hill offering panorama views of the city. Winchester combines the best of both worlds with history and an inspirational atmosphere. There is a great blend of eclectic shops, fine restaurants and contemporary bars 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

- No chain on offer
- Luxurious penthouse apartment
- Stunning city and cathedral views
- Two generously sized bedrooms
- Clever study/studio area
- Parking included

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £385,000

TENURE

Leasehold

Unexpired Years:121

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2,240.57

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