



St. Michaels House Apartments, 8 St. Cross Road, Winchester, Hampshire, SO23 9HX



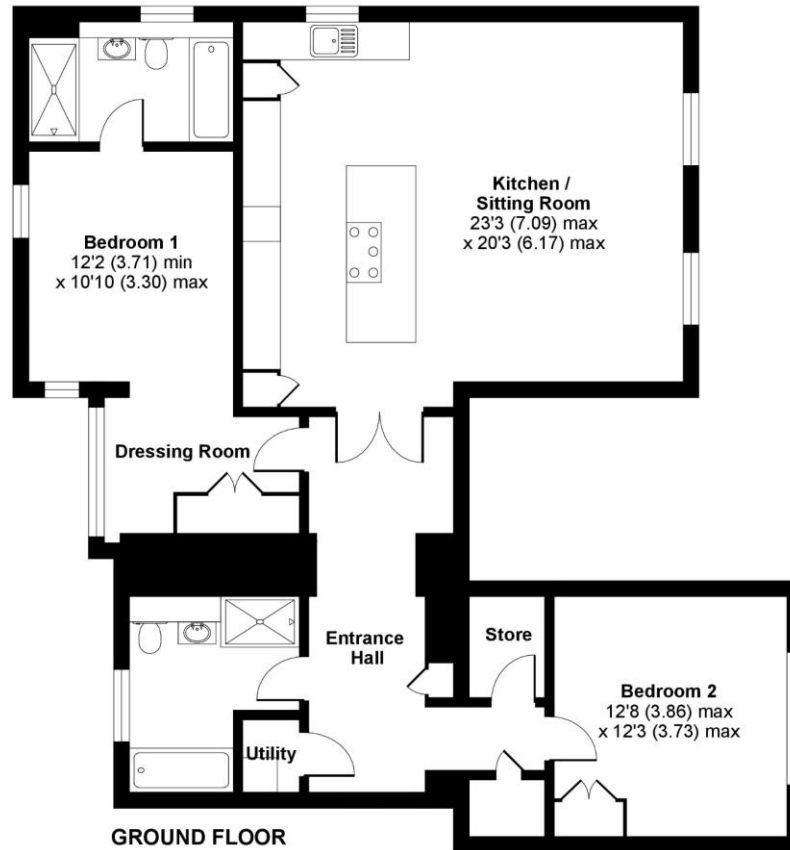
ACCOMMODATION

Located in the ever-popular superb of St. Cross this state-of-the-art two-bedroom apartment is offered unfurnished, totalling 1,265 sq. ft and boasting a fabulous kitchen/dining area plus a well-proportioned sitting room with two windows. The stunning kitchen furniture is contemporary in design and expertly made, featuring stylish Quartz worktops to give a natural look, providing a luxurious, low-maintenance surface. With fully fitted Neff appliances this stylish kitchen is a perfect place to cook and entertain. The apartment also benefits from two double-bedrooms, both with built-in wardrobes. The principal bedroom is double aspect and features an en-suite with both shower and bath and a dressing area, plus there is a separate bathroom which again includes a shower cubicle. To achieve a contemporary interior, Kardean flooring has been selected to complement the beautiful layout whilst other finishes have been kept light and bright with neutral tones. Both bedrooms include carpets and there are lovely doubled glazed sash windows. The property further



Approximate Area = 1265 sq ft / 117.5 sq m (excludes lift)

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		
(55-68)	D		
(39-54)	E	39	39
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

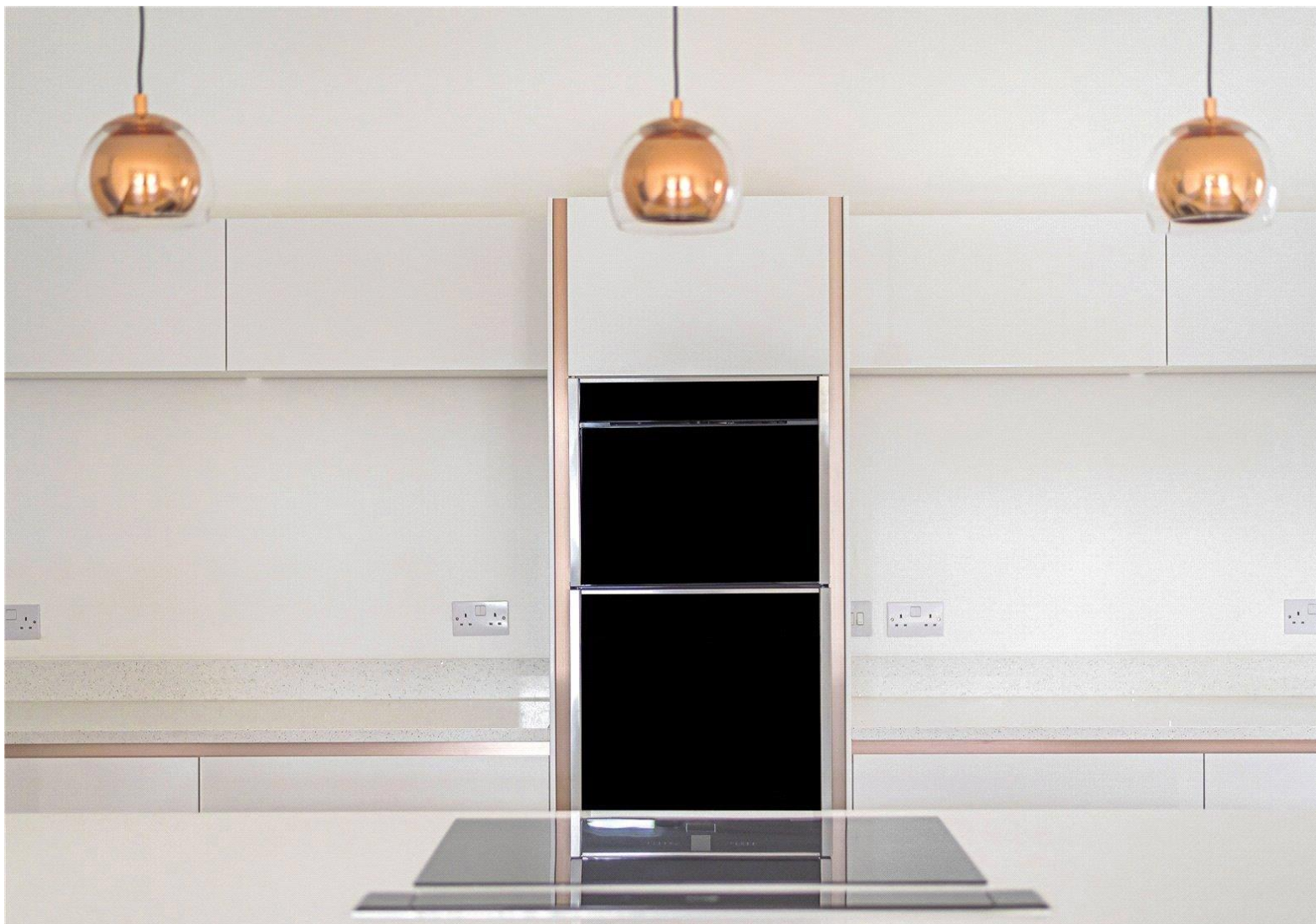


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2021. Produced for Charters Estate Agents Limited. REF: 749043



SITUATION

Superbly situated in the highly desirable residential area of St Cross and is within walking distance of the main line train station. The thriving city of Winchester is only a short walk and has many famous attractions, features and amenities with award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Communications are excellent with the M3, A34 and M27 within easy reach. The school catchment is highly regarded, with further private schooling available a short distance away at Winchester College or Pilgrim's Preparatory.



SPECIFICATION

- Brand new contemporary apartment
- Two double bedrooms
- Principal bedroom with en-suite bathroom & walk-in wardrobe
- Second bedroom with en-suite shower room
- Sash windows
- Recessed lights
- Carpets to bedrooms
- Quality flooring to all other areas
- CAT 5 wiring for home network

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £650,000

TENURE

Leasehold

Unexpired Years: 125

Annual Ground Rent: £350

Annual Service Charge: approx. £3,458.52

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