

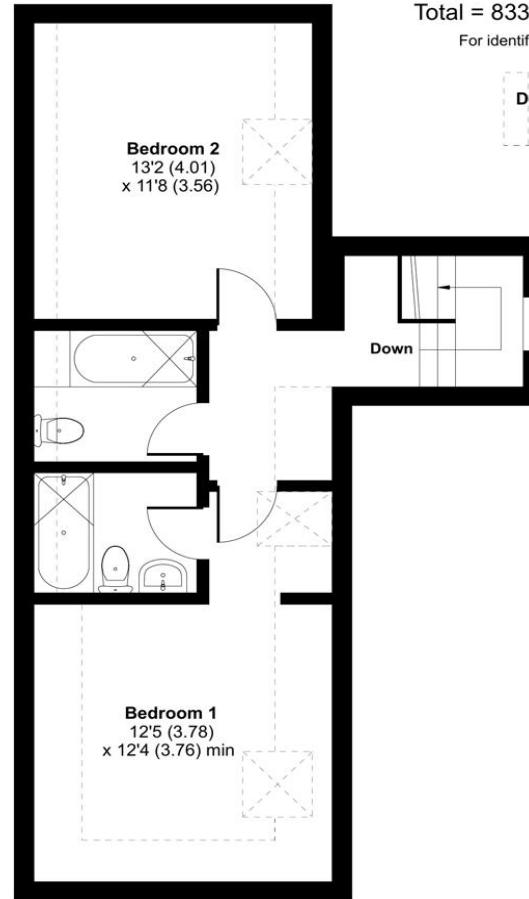
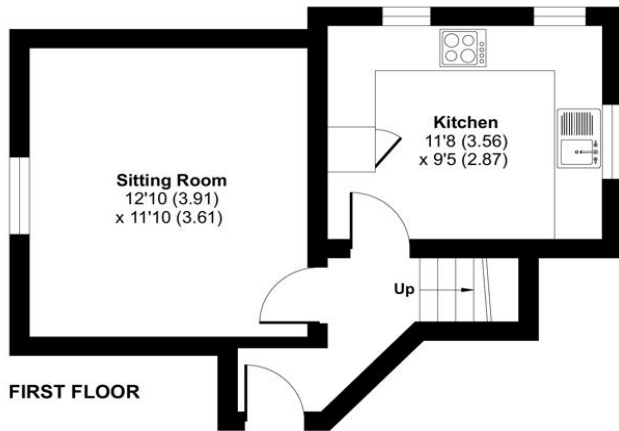


33 Hyde Street, Winchester, Hampshire, SO23 7XJ



## ACCOMMODATION

Nestled in the heart of Hyde, Clarendon House, a Grade II listed building, offers this charming split-level apartment spanning over 800 square feet. With a prime location within close proximity to the mainline train station with regular links to London Waterloo, Winchester High Street, and scenic river walks, this residence epitomises convenience. The well-maintained property features a spacious, modern eat-in kitchen, complemented by a light and bright living room. The second floor hosts two double bedrooms and two bathrooms, enhancing its appeal for both first-time buyers or investors seeking a buy-to-let opportunity. To the rear, there is allocated parking for one car. Clarendon House seamlessly blends historic character with contemporary living. The property is further benefited by being offered to the market with no onward chain.



Approximate Area = 695 sq ft / 64.5 sq m  
Limited Use Area(s) = 138 sq ft / 12.8 sq m  
Total = 833 sq ft / 77.3 sq m  
For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1064537



## SITUATION

Historic Hyde is moments from the thriving city centre and 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**

- Split-level apartment
- Central Hyde location
- Two double bedrooms
- Two bathrooms
- Allocated parking space
- Grade II Listed
- No onward chain

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: C

**ASKING PRICE**

Offers IEO £300,000

**TENURE**

Leasehold

Unexpired Years: 102

Annual Ground Rent: £260.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £3898.33

*These details are to be confirmed by the vendor's solicitor*