



Capitol House, Old Station Approach, Winchester, Hampshire, SO23 0AL

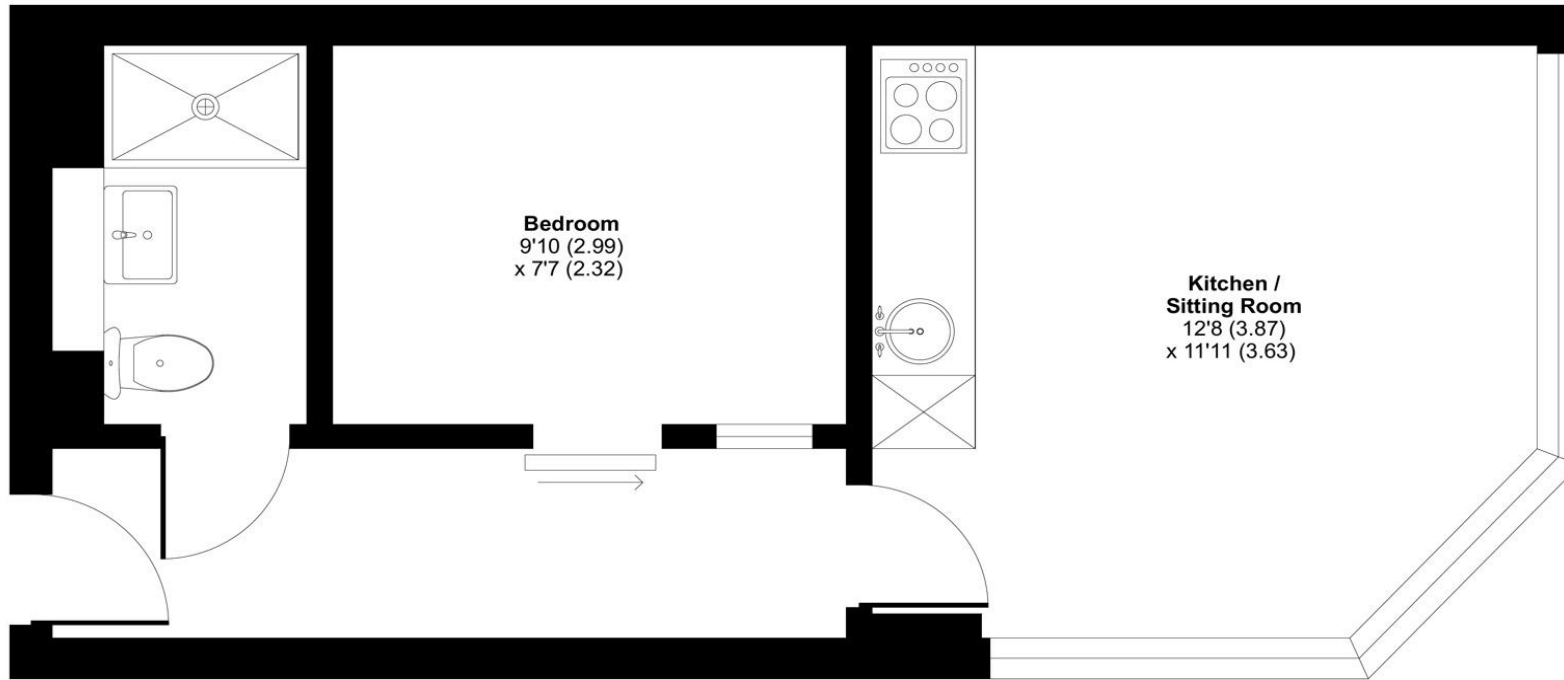


ACCOMMODATION

Capitol House is a stunning conversion of a contemporary office building by renowned local developers Aquitaine Developments. Without compromise, Aquitaine Developments has produced an apartment building far above the average product offered by mainstream housebuilders. This stunning one-bedroom ground-floor apartment offers an excellent finish and is located on the southern fringe of the town centre. Accessed via a video entry system, a vibrant communal entrance hall immediately gives a modern feel to the block, leading to the private entrance and an internal hall with hardwood flooring which continues through to the open-plan sitting/dining/kitchen area. Floor-to-ceiling windows allow light to flood in. The bespoke kitchen offers storage, fridge/freezer, oven, hob and an integrated dishwasher all complimented with a quartz work surface. A double bedroom and a stylish shower room with underfloor heating complete this delightful apartment.

Approximate Area = 331 sq ft / 30.7 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		
(55-68)	D	62	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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093731



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

- One-bedroom south-facing apartment
- Open-plan sitting/dining/kitchen area with integrated appliances
- High-end finish
- Shower room with underfloor heating
- Video entry system
- Central location
- Current owner rents a parking space (including 7kW EV charger and storage cupboard) from the freeholder - this licence is currently paid by the current owner until September 2024
- Built-in wardrobe and desk space
- Separate cupboard (storage and washing machine) within the building included with the apartment

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

ASKING PRICE

£220,000

TENURE

Leasehold

Unexpired Years: 121

Annual Ground Rent: £150

Ground Rent Increase: RPI

Ground Rent Review Period: Every 5 Years

Annual Service: £956 (approx.)

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