



Ropewalk House, Hyde Abbey Road, Winchester, Hampshire, SO23 7XH



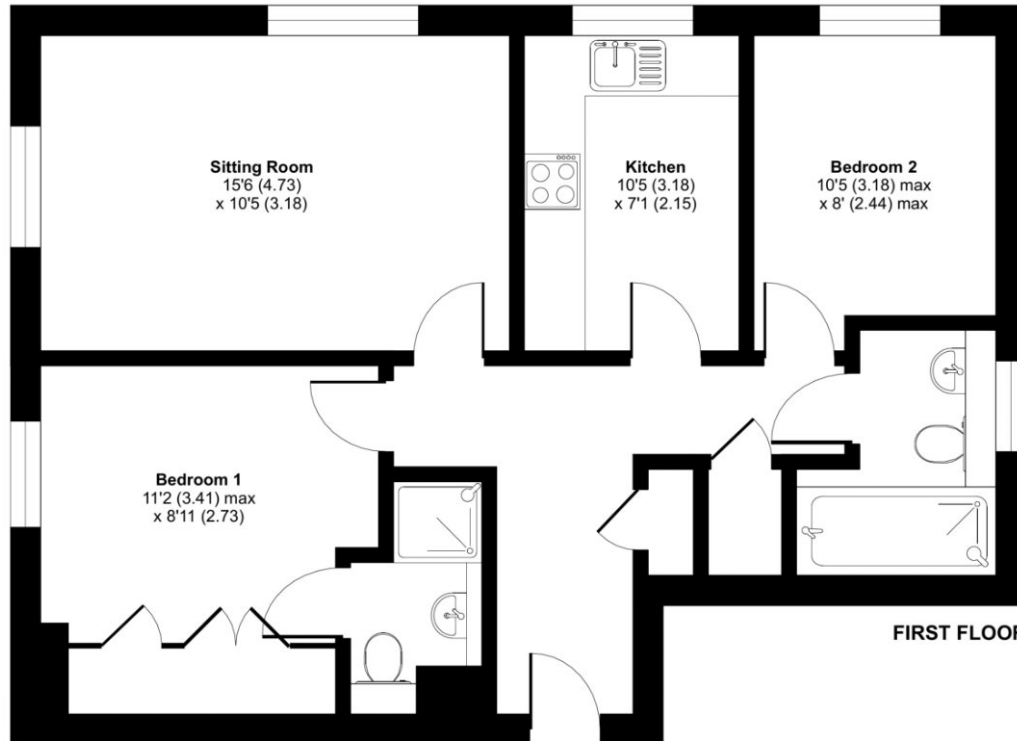
## ACCOMMODATION

Offered with no forward chain, this superb first floor apartment is situated in Hyde, just a short distance from Winchester City Centre and train station. The accommodation is bright and airy throughout with numerous windows bringing in an abundance of natural light. The apartment offers a spacious sitting/dining room featuring a large window together with a separate kitchen and a well-appointed family bathroom. The two bedrooms are both double rooms with the principal bedroom benefitting from an en-suite shower room whilst an additional bathroom is adjacent to bedroom two. Ropewalk House sits in beautifully well-kept gardens surrounded by a historic flint wall. A particular feature of the property is the allocated parking space in the resident's car park. Its close proximity to the city centre, makes this a perfect opportunity for a first-time buyer or those looking for an investment in a great location.



Approximate Area = 652 sq ft / 60.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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). ©nitchcom 2024. Produced for Charters Estate Agents Limited. REF: 1181512



Scan the QR code to find out more information about this property.

## SITUATION

Conveniently set within the heart of the city centre and a short walk to the 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**

- No Forward Chain
- Sitting room/dining room
- Kitchen
- Two bedrooms
- Bathroom
- Private allocated parking
- Walled communal gardens

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

#### **GUIDE PRICE £325,000**

#### **TENURE**

Leasehold

Unexpired Years: 101

Annual Ground Rent: £2100

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £300

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