







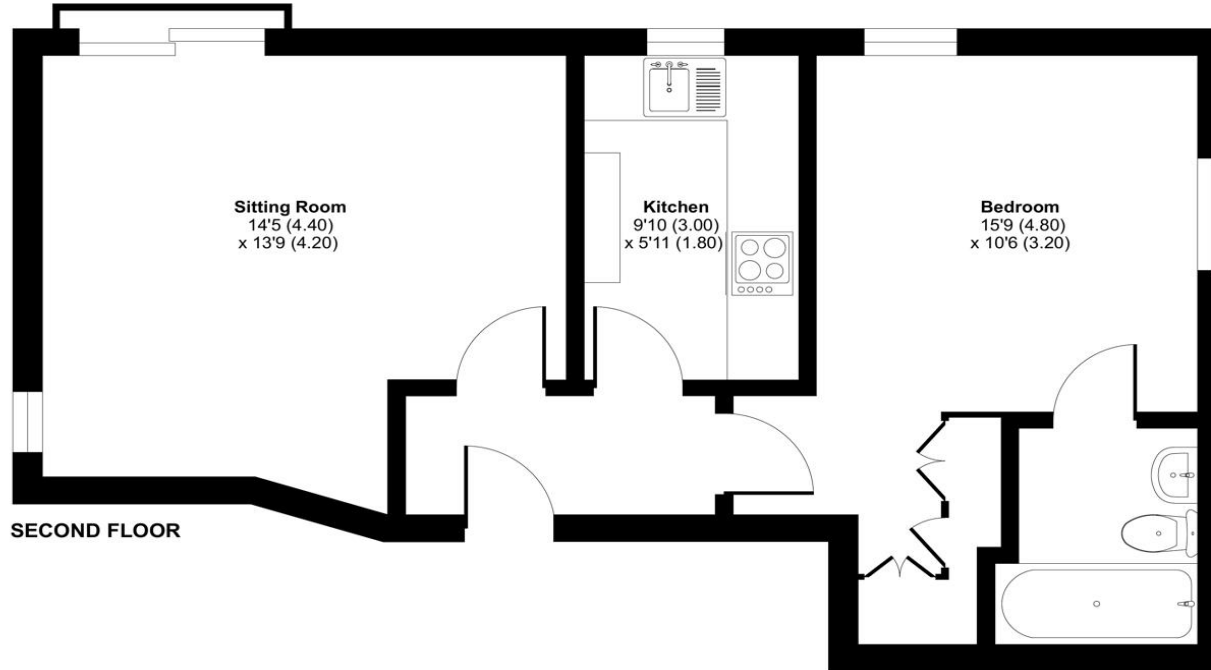
## ACCOMMODATION

Offered with no onward chain is this one-bedroom apartment located in the heart of Winchester, with convenient links by foot to the wide range of City centre amenities. This bright and airy apartment offers a spacious sitting room with a dual aspect and sliding doors opening to a Juliet Balcony, flooding the space with natural light. The contemporary kitchen has a range of base and eye level units, in addition to a breakfast bar and serving hatch that overlooks the sitting room. The double bedroom features ample built in storage and has an en-suite bathroom. Enjoy the convenience of allocated parking this property is Perfectly situated for city living, you'll be just a short walk from Winchester's vibrant shops, restaurants, and historic landmarks. Ideal as an investment for any Landlords, first time buyers or downsizers looking for a stylish and convenient urban retreat.



Approximate Area = 471 sq ft / 43.7 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	80
(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	



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



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: 1138602



## SITUATION

Conveniently set within 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. Connections are excellent as the railway station, M3, A31, A34 and M27 are within easy reach.





#### **SPECIFICATION**

- City Centre
- Allocated Parking
- Double Bedroom with en-suite
- Sitting Room
- Fitted kitchen

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

#### **GUIDE PRICE**

£250,000

#### **TENURE**

Leasehold

Unexpired Years: 103

Annual Ground Rent: £200

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £928

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