



Staple Chambers, Staple Gardens, Winchester, Hampshire, SO23 8RS



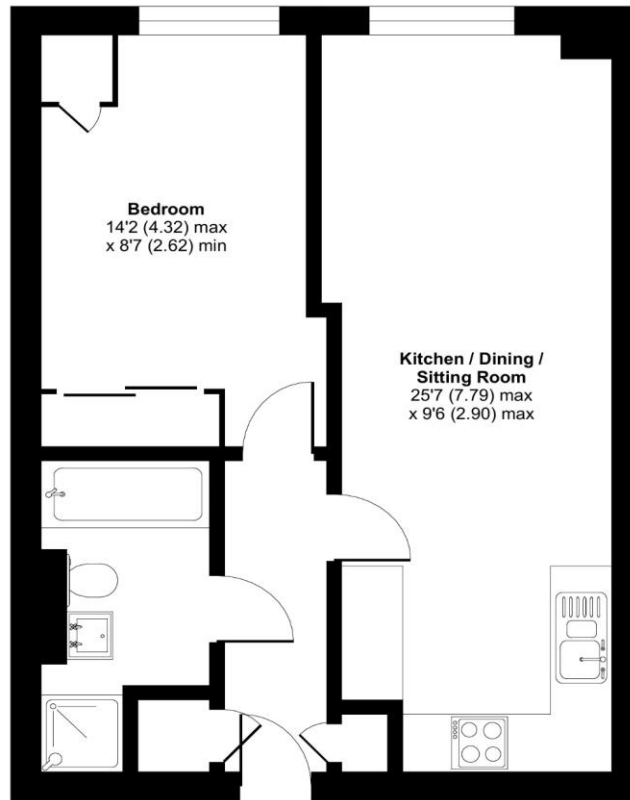
ACCOMMODATION

Stunning one-bedroom luxury apartment with the benefit of an allocated parking space. Situated in a fabulous contemporary block in the city centre and conveniently located for both the mainline railway station and High Street.

The block has a communal lift and outside secure storage area. An inner hallway provides access to all the well-proportioned accommodation and benefits from storage cupboards. The open plan sitting/dining room flows into a modern fitted kitchen which displays white gloss wall and base units with complementing work surfaces over and integrated appliances. There is a double bedroom with fitted wardrobes and a superb bathroom suite featuring a walk-in shower. Both the bedroom and sitting/dining room have double glazed full height windows which brings in an abundance of natural light.

Approximate Area = 478 sq ft / 44.4 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(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 2022. Produced for Charters Estate Agents Limited. REF: 924837



SITUATION

Conveniently set within the heart of the city centre and a short walk to the railway station. The splendid and historical cathedral city of Winchester delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries and an impressive farmers market. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- One-bedroom apartment
- Convenient city centre location close to the railway station and High Street
- Open-plan sitting/dining room
- Kitchen with integrated appliances
- Contemporary bathroom
- Allocated parking space

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - C

ASKING PRICE

£285,000

TENURE

Leasehold – 125-year lease

No of years remaining - 112

Current annual ground rent - £250

Expected increase – tbc

Frequency of increase – tbc

Current annual service charge - £1515

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