



Wyeth House, 21A Hyde Street, Winchester, Hampshire, SO23 7FD



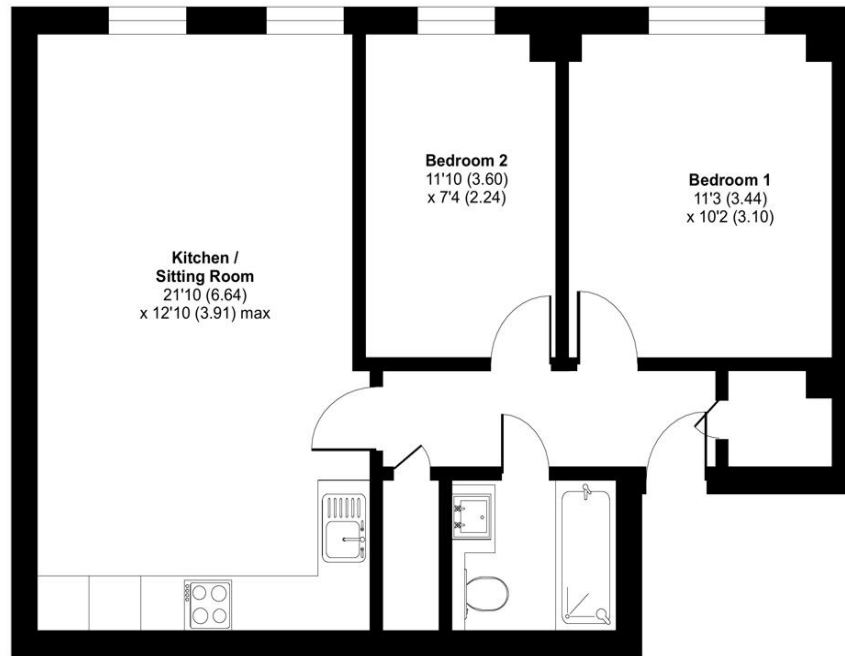
ACCOMMODATION

Wyeth House is a newly renovated building in the highly sought-after location of Hyde, Winchester and within convenient walking distance of the city centre and the mainline railway station, where you can board a train direct to London Waterloo in 1 hour. Southampton Airport is only a short drive away. Fourteen high-specification apartments benefit from lift access to all floors, a CCTV intercom system and smart controlled electric heating together with electric gated secure private parking and storage units for the apartments. Flat 8 is a superb two double bedroom property located on the first floor. A welcoming entrance hallway features built-in storage and door to the well-proportioned kitchen/sitting/dining room boasting a range of sleek wall and base units with AEG appliances and a Quooker instant hot water tap. Furthermore, integrated fridge/freezers, dishwashers and washing machines are on offer. The two double bedrooms are served by the luxury, fully tiled bathroom, with the principal bedroom featuring a range of built-in wardrobes. The show flats have the option to be purchased fully furnished with all furniture included in the sale.



Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(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). © nrichcom 2024. Produced for Charters Estate Agents Limited. REF: 1162045



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

SITUATION

Hyde is located just a short walk from the centre of Winchester, the mainline train station with direct trains to London and the recreational grounds hosting river walks moments away,

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. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. 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.



SPECIFICATION

- High-specification apartment in the sought-after location of Hyde
- Well-proportioned accommodation
- Walking distance to the city centre and mainline railway station
- Two double bedrooms
- Luxury family bathroom
- Open-plan kitchen/sitting/dining room
- Electric gated secure private parking and storage units for the apartments.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE £395,000

TENURE

Leasehold

Unexpired Years: 999

Annual Ground Rent: £1

Ground Rent Increase: TBC

Ground Rent Review Period: Yearly

Annual Service: TBC

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