



Wharf Mill, Wharf Hill, Winchester, Hampshire, SO23 9NJ



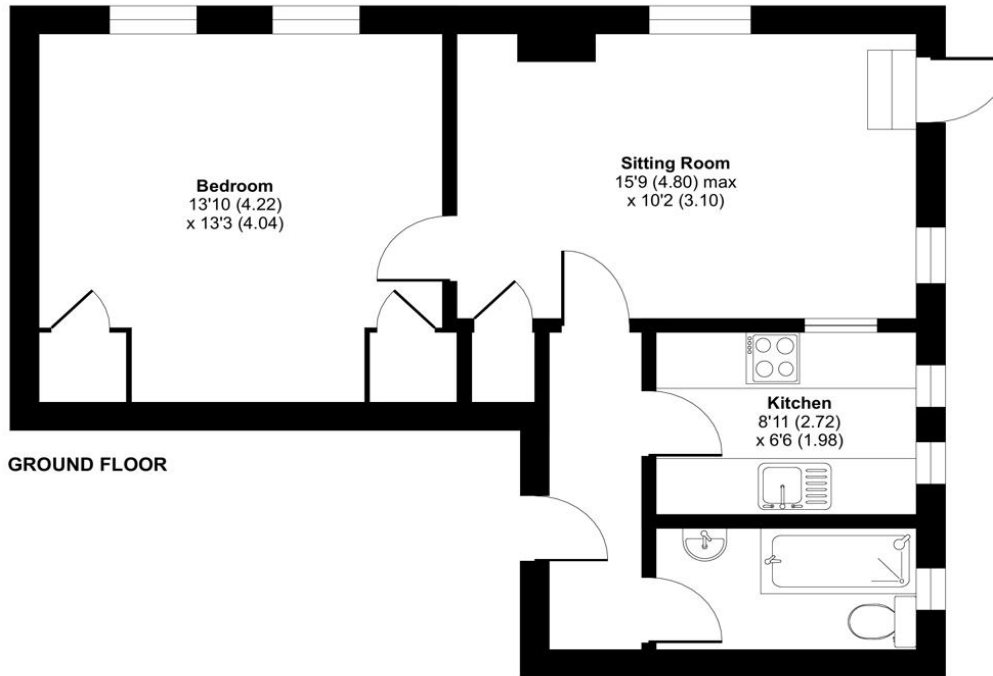
ACCOMMODATION

Located within a historic Grade II-listed former mill by the River Itchen, this ground-floor apartment is located in one of Winchester's most picturesque areas. The private entrance opens into an inner hallway, leading to a fully fitted kitchen, main bathroom, a spacious bedroom with built-in storage, and a generous sitting room with direct access to a partially covered outer courtyard. Note that while the terrace is for exclusive use, it is not included in the sale. The property also offers access to a communal bicycle store. The apartment enjoys a wonderful position with a scenic river walk to the High Street. It comes with a 999-year lease and a share of the freehold. The annual service charge has been modest for several years and is expected to remain stable. The Wharf Mill building's finances are very healthy, with no major works anticipated in the near future. Additionally, residents can apply for parking permits to park vehicles close to the building, with ample local parking spaces available.



Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1225430



SITUATION

Adjacent to the old city wall of the Bishop's Palace, surrounded by beautiful gardens, the property is conveniently located on the edge of the city centre, close to Winchester's many attractions and amenities. The city, rich in history, offers a variety of boutiques and restaurants, including Rick Stein, The Chesil Rectory, Hotel du Vin, and The Ivy, all within walking distance. The property is also just a five-minute walk from the beautiful water meadows and the famous John Keats riverside walk, which takes you alongside the Wolvesey Castle Wall. Nearby, you'll find the historic Winchester College, Winchester Cathedral, and St Catherine's Hill. The building stands at the head of the Itchen Navigation Canal and was once the city's principal grain mill. While a mill has existed on this site since the 12th century, the current building dates back to 1885 and was modernised in 1970. The South Downs Way passes in front of the property. Communications are excellent, with the railway station, A34, M3, and M27 all within easy reach, providing convenient access to London, the New Forest, the South Coast, Southampton Airport and Oxford. The area also offers a selection of first class schooling for all ages and is a short distance to the new leisure centre.



SPECIFICATION

- No chain on offer
- Ground floor apartment
- Stunning walk to the High Street
- Riverside position
- Large one bedroom apartment
- Grade II-listed former mill

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £250,000

TENURE

Share Of Freehold

Unexpired Years: 999

Annual Ground Rent: £0

Ground Rent Increase: £0

Ground Rent Review Period: Annually

Annual Service: £1,825

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