



Aquitaine House, St Clement Street, Winchester, Hampshire, SO23 9DR

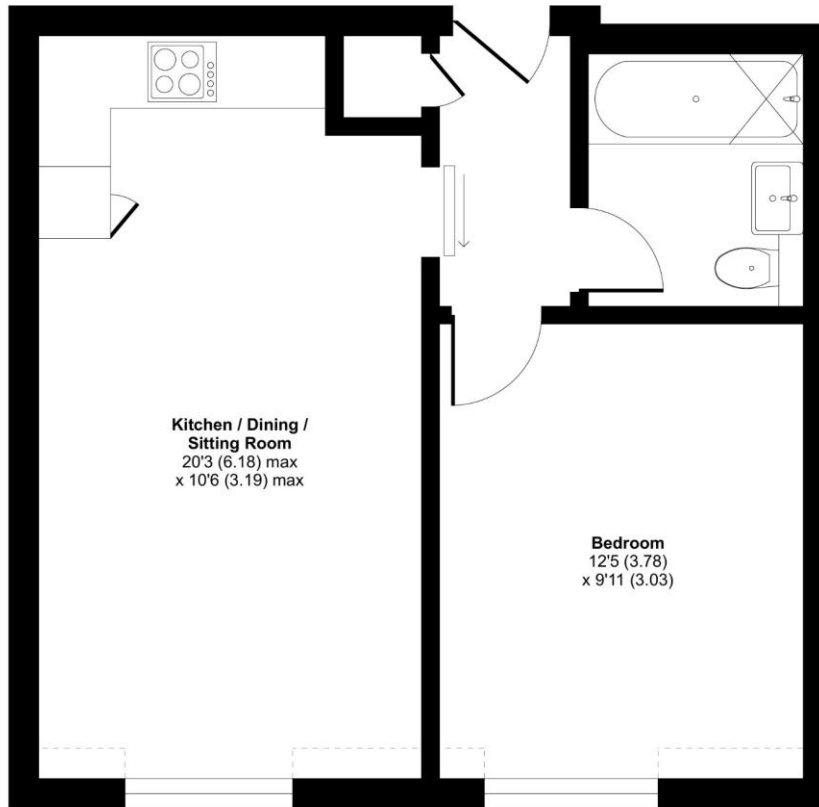


ACCOMMODATION

Located in a prestigious development in the heart of Winchester, this wonderful one-bedroom penthouse apartment offers contemporary living with high-end finishes throughout. A secure video entry system provides access to the stylish communal area, with both stair and lift access to all floors for convenience. Inside, the apartment features a welcoming entrance hall, complete with an airing cupboard housing the boiler and washer/dryer. The open-plan kitchen/dining/living room boasts beautiful engineered hardwood flooring and a sleek modern German kitchen, enhanced by quartz worktops and integrated appliances. The spacious double bedroom is complemented by a luxurious bathroom, featuring a heated towel rail and underfloor heating for ultimate comfort. Additional benefits include bicycle and bin storage, ensuring practicality alongside stylish city living. This stunning penthouse offers the perfect combination of modern elegance and an unbeatable location, ideal for professionals or investors seeking a prime Winchester residence.



Approximate Area = 411 sq ft / 38.1 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Total = 421 sq ft / 39 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1256568



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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	



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

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. Communications are excellent with the railway station, A34, M3 and M27 within easy reach.



SPECIFICATION

- Prime Winchester location
- Open-plan living
- Spacious double bedroom
- Luxurious bathroom
- Secure entry system
- Practical Storage solutions

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

ASKING PRICE £210,000

TENURE

Leasehold

Unexpired Years: 115 Years Remaining

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service Charge: £2200

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