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Arlington Place, Gordon Road, Winchester, Hampshire, SO23 7TR











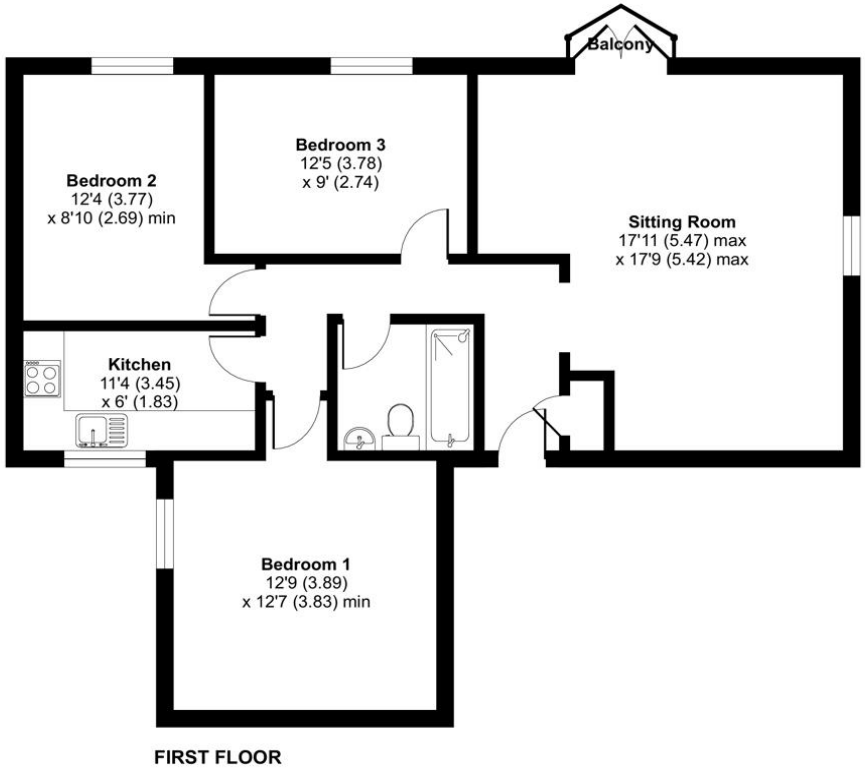
ACCOMMODATION

This beautifully presented three-bedroom apartment benefits from allocated parking and offers over 1,000 sq. ft. of thoughtfully designed accommodation. Ideally situated in the heart of Winchester, the property enjoys easy access to an excellent range of shops, restaurants, transport links, and local amenities. The apartment offers a wonderful sense of space throughout, with a thoughtfully designed layout that provides both flexibility and comfortable modern living. There are three generously sized bedrooms, complemented by a stylish family bathroom. The impressive open-plan sitting room is bright and spacious, featuring a Juliet balcony that fills the room with natural light and creates a welcoming living and entertaining space. Leading from the sitting area, the contemporary fitted kitchen is finished to a high standard and offers a practical yet elegant space for everyday use. Externally, the property benefits from a private allocated parking space, along with secure residents' bike and bin storage.

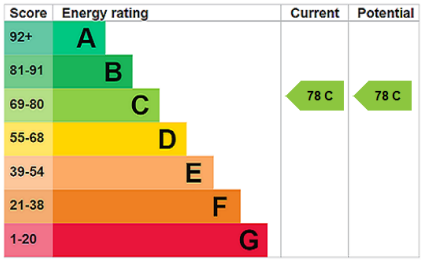
Approximate Area = 920 sq ft / 85.5 sq m

For identification only - Not to scale





FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1493678

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

SITUATION

Situated in the highly sought-after Hyde district of Winchester, Arlington Place enjoys an enviable position within easy walking distance of the historic city centre and Winchester's mainline railway station, offering direct services to London Waterloo in around an hour. The area is renowned for its attractive character, riverside walks and excellent range of amenities, including independent shops, cafés, restaurants, pubs and cultural attractions such as Winchester Cathedral and the Theatre Royal. River Park Leisure Centre and North Walls Recreation Ground are just moments away, while the nearby Water Meadows provide beautiful open spaces for walking and recreation. Families also benefit from access to well-regarded local schools, making this an outstanding location for professionals, commuters and those seeking the convenience of city living with a welcoming community atmosphere.



SPECIFICATION

- Beautifully presented three-bedroom apartment extending to over 1,000 sq. ft. of spacious accommodation.
- Prime central Winchester location within easy reach of shops, restaurants, transport links, and local amenities.
- Impressive open-plan sitting room with a Juliet balcony, creating a bright and airy living space.
- Contemporary fitted kitchen finished to a high standard, alongside three generous bedrooms and a modern family bathroom.
- Benefits from private allocated parking, plus secure residents' bike and bin storage.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE £400,000

TENURE

Leasehold 999 from 01/09/1996
Unexpired Years: Approx. 969 Years Remaining
Annual Ground Rent: n/a
Ground Rent Increase: n/a
Ground Rent Review Period: n/a
Annual Service Charge: £2,000
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.
Agents Note: Where this property is subject to estate management, service, and/or ground rent charges, an administrative fee may be payable to the management company to transfer these charges into the buyer's name upon completion.

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance