



Verve House, Swan Lane, Winchester, Hampshire, SO23 7FQ

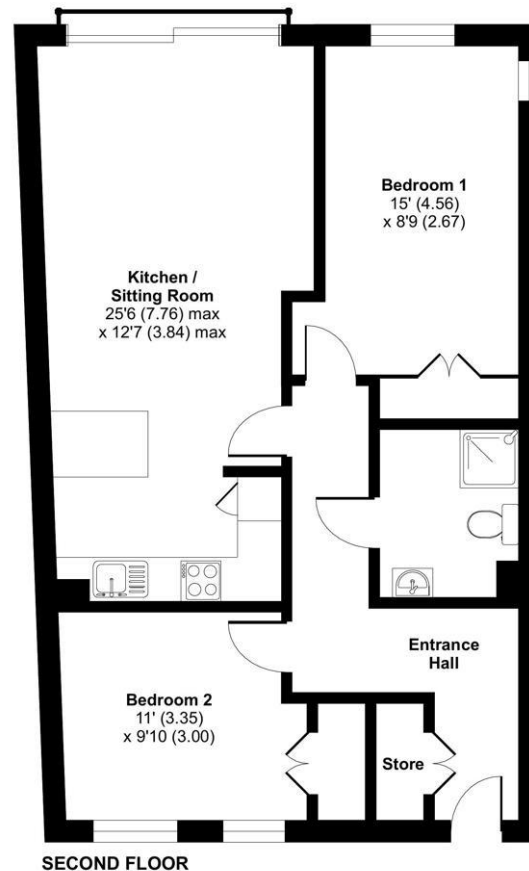


ACCOMMODATION

No forward chain and the rare benefit of allocated parking for one car, this contemporary apartment at Verve House is ideally situated in the heart of Winchester city centre, offering stylish modern living in a highly convenient location. Accessed via a secure coded entry system, the apartment can be reached by either stairs or lift. The well-designed accommodation comprises a spacious open-plan kitchen and living area, featuring contemporary fitted units, modern lighting and a Juliet balcony, creating a bright and inviting space to relax or entertain. There are two generous double bedrooms, both benefiting from built-in wardrobes, alongside a large, contemporary wet room finished in a modern style. Residents can also enjoy access to a communal roof terrace, offering elevated views eastwards across Winchester and providing an attractive outdoor space to unwind. Verve House enjoys an excellent central location, with Winchester's historic High Street, independent shops, cafés, restaurants and everyday amenities all within easy reach. Winchester railway station is approx. three minutes' walk away, providing convenient connections to Southampton, London and beyond, making this an ideal choice for commuters. The city's cultural attractions, including the Cathedral and surrounding historic streets, are also close by. Combining contemporary interiors, secure access, a communal roof terrace and the significant advantage of allocated parking, this apartment offers an appealing opportunity to enjoy modern city-centre living in one of Hampshire's most sought-after locations.

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



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: 1535935



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

SITUATION

Winchester is a historic cathedral city renowned for its charming blend of heritage, culture and modern amenities. The city centre offers an excellent selection of independent shops, cafés, restaurants and high-street retailers, alongside popular leisure facilities and cultural attractions. The magnificent Winchester Cathedral, Great Hall and picturesque streets provide a wonderful backdrop to everyday life, while the nearby South Downs National Park offers beautiful countryside and scenic walking routes. Winchester also benefits from excellent transport connections, with a railway station providing regular services to London Waterloo, Southampton and other destinations. The M3 is easily accessible, making the city well placed for commuters travelling further afield. Combining historic character with a vibrant atmosphere and convenient amenities, Winchester remains one of Hampshire's most desirable places to live.



SPECIFICATION

- No forward chain
- Allocated parking for one car
- Two double bedrooms with built-in wardrobes
- Contemporary open-plan kitchen and living area
- Secure entry system with lift access
- Communal roof terrace with city views

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE £350,000

TENURE

Leasehold

Unexpired Years: 110

Annual Ground Rent: £300

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ TBC

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.