



Southgate Street, Winchester, Hampshire, SO23 9DZ

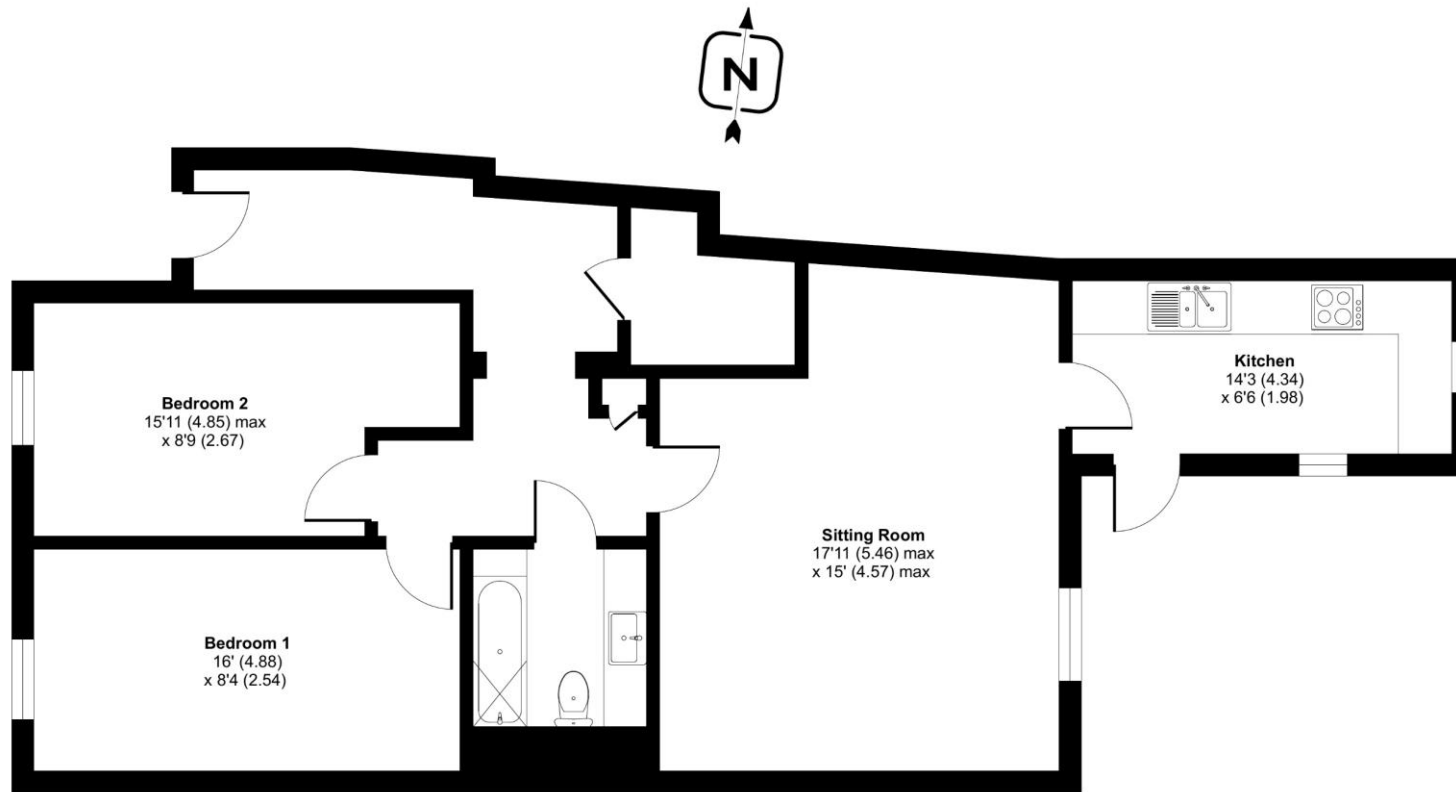


ACCOMMODATION

A beautifully presented two-bedroom apartment, finished to an excellent standard and boasting its own private entrance, direct access to outdoor space and a highly desirable city centre location. Offered for sale with no forward chain. Situated on the basement level of an impressive converted development, this superb apartment combines contemporary living with character and charm, all within the heart of Winchester city centre. Accessed via its own private entrance from Southgate Street, the property opens into a welcoming entrance hallway, leading through to a spacious sitting/dining room, ideal for both relaxing and entertaining. The adjoining modern fitted kitchen is thoughtfully designed, offering an excellent range of wall and base units together with generous worktop space. The accommodation further comprises two well-proportioned bedrooms, both served by a stylish bathroom featuring a contemporary suite with a shower over the bath. The sitting/dining room and kitchen benefit from attractive engineered hardwood flooring, complemented by underfloor heating and gas central heating, creating a comfortable and inviting living environment throughout. A particular highlight of this wonderful apartment is its outdoor space, with direct access from the property onto a private patio terrace – a fantastic spot for alfresco dining or enjoying a morning coffee. Steps lead up to the rear garden, where the apartment also benefits from ownership of half of the garden area, providing valuable additional outside space rarely found in such a central location. Further advantages include a useful storage room positioned opposite the apartment's front entrance, offering practical additional storage. Perfectly positioned to enjoy everything Winchester has to offer, this attractive apartment presents an excellent opportunity for buyers seeking stylish, convenient city centre living.

Approximate Area = 874 sq ft / 81 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	78
England, Scotland & Wales		EU Directive 2002/91/EC	



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

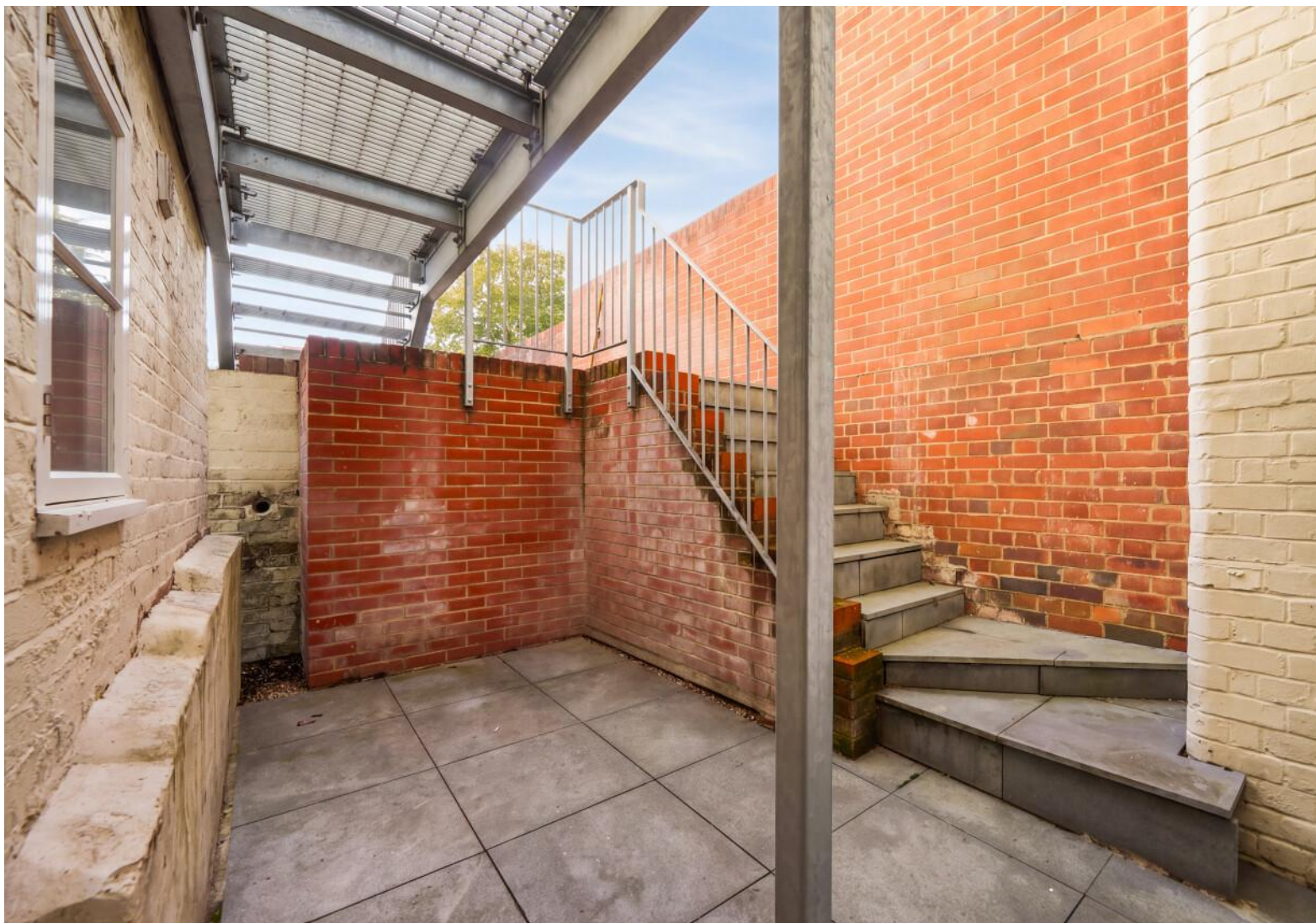


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 922960



SITUATION

Southgate Street enjoys a prime position in the heart of historic Winchester, offering an exceptional combination of city centre convenience, character and lifestyle. Renowned for its attractive period architecture and vibrant atmosphere, this sought-after location is perfectly placed to enjoy everything this beautiful cathedral city has to offer. The bustling High Street is just a short stroll away, providing an excellent selection of independent boutiques, well-known retailers, cafés, restaurants and traditional pubs. Southgate Street itself is home to a variety of independent businesses, the popular Everyman Cinema and the renowned Hotel du Vin, whilst Winchester's historic Cathedral, The Square and an excellent range of cultural attractions are all within easy walking distance. For those who enjoy the outdoors, Winchester offers an abundance of picturesque walks and green open spaces, including the beautiful Cathedral grounds, the River Itchen and its water meadows, together with the nearby St Cross area, providing a peaceful escape from the lively city centre. The location is particularly convenient for commuters, with Winchester's mainline railway station within comfortable walking distance, offering regular direct services to London Waterloo in approximately one hour, as well as connections to Southampton and the South Coast. The M3 motorway is also easily accessible, providing excellent road links to London, Southampton and the wider motorway network. Combining historic charm, excellent amenities and superb transport connections, Southgate Street offers an enviable lifestyle in one of Hampshire's most desirable cities, making it an ideal setting for those looking to embrace the very best of Winchester city centre living.



SPECIFICATION

- Beautifully presented two-bedroom apartment
- Prime Winchester city centre location
- No forward chain
- Private entrance from Southgate Street
- Spacious sitting/dining room
- Modern fitted kitchen with generous worktop space
- Stylish bathroom with shower over bath
- Private patio terrace with direct access
- Ownership of half of the rear garden
- Engineered hardwood flooring and underfloor heating
- Gas central heating
- Useful separate storage room

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE £295,000

TENURE

Leasehold with a Share of Freehold

125 Year lease From 01/07/2016

Unexpired Years: 110 Years Remaining

Annual Ground Rent: £250.00

Ground Rent Increase: £250.00 in 15 Years Time

Ground Rent Review Period: 25 years

Annual Service Charge: Circa £750.00

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.