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North Walls, Winchester, Hampshire, SO23 8DB









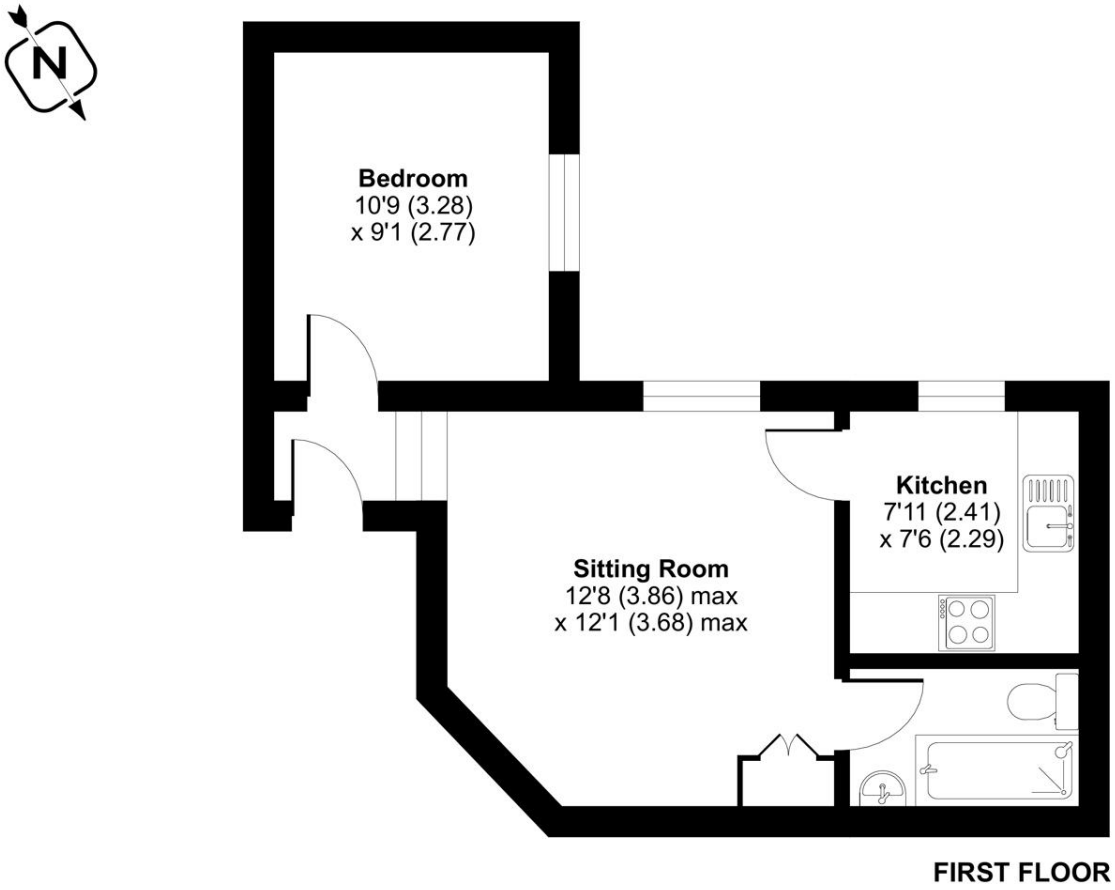


ACCOMMODATION

A well-presented and modern one-bedroom first-floor apartment, ideally positioned within a convenient city centre location. Offering well-proportioned accommodation, allocated parking and access to a communal garden, the property would make an excellent purchase for first-time buyers, professionals or investors. The apartment is approached via a communal entrance hall, with stairs leading to the property's private entrance lobby. From here, a door opens into a comfortable double bedroom, while further steps lead to the main living accommodation. The spacious sitting/dining room provides a versatile and welcoming living space, with access through to the fitted kitchen. The kitchen offers a range of wall and base storage units and is equipped with a selection of integrated and freestanding white goods. A conveniently positioned bathroom is located off the main living area. Externally, residents benefit from access to a small communal garden to the rear of the building, together with an allocated parking space. The property also benefits from additional parking permit allowances. Combining modern accommodation, valuable city centre parking and a highly convenient location, this appealing apartment represents an excellent opportunity for owner-occupiers and investment purchasers alike.

Approximate Area = 376 sq ft / 35 sq m

For identification only - Not to scale

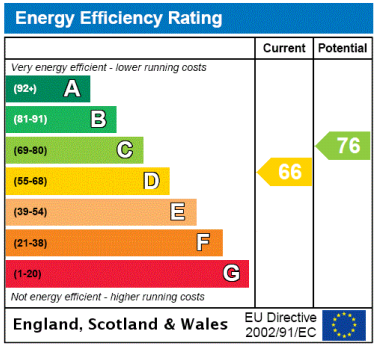


FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1183558





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

SITUATION

North Walls enjoys a desirable position close to the heart of Winchester, combining the convenience of city centre living with easy access to attractive green spaces and riverside walks. The High Street, independent boutiques, cafés, restaurants and historic attractions are all within easy reach, while North Walls Recreation Ground, the River Itchen and Winnall Moors Nature Reserve provide a welcome sense of open space close to the city centre. Winchester railway station offers excellent connections to London Waterloo and the South Coast, with the M3 also readily accessible for wider road links. With its blend of character, convenience and lifestyle appeal, North Walls is a particularly sought-after location for those looking to enjoy all that Winchester has to offer.



SPECIFICATION

- Modern one-bedroom first-floor apartment
- Convenient city centre location
- Spacious sitting/dining room
- Fitted kitchen with a selection of white goods
- Comfortable double bedroom
- Bathroom off the main living area
- Small communal rear garden
- Allocated parking space
- Additional parking permit allowances
- Ideal for first-time buyers, professionals or investors

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

ASKING PRICE £195,000

TENURE

Leasehold 156 Years From 12/12/2022
Unexpired Years: 152 Years Remaining
Annual Ground Rent: £75
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