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Normans, Norman Road, Winchester, Hampshire, SO23 9PP









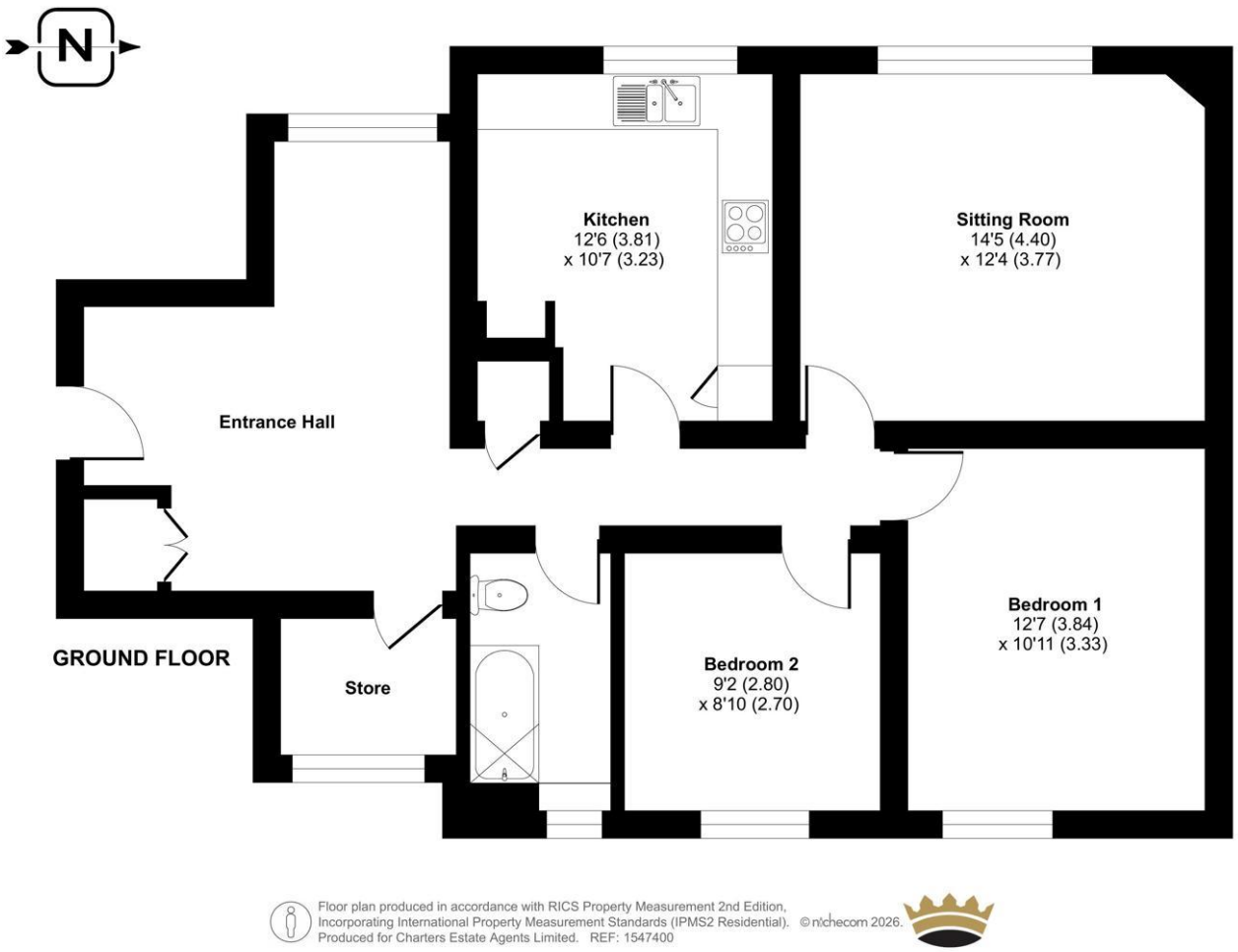


ACCOMMODATION

A beautifully presented and generously proportioned two-bedroom apartment, ideally situated on Norman Road in the historic cathedral city of Winchester. Recently redecorated throughout and benefiting from a newly fitted bathroom, the property offers bright, spacious and well-arranged accommodation. The apartment is approached via a welcoming entrance hall, providing access to the principal rooms. The generously sized kitchen offers an excellent range of fitted units, ample worktop space and plenty of room for everyday practicality. The separate sitting room is a particularly inviting space, offering comfortable proportions for both relaxing and entertaining. Both bedrooms are well proportioned, with the principal bedroom providing generous accommodation and the second bedroom offering excellent versatility as a guest bedroom, home office or additional sleeping space. Completing the accommodation is a recently replaced bathroom, fitted with a bath, wash hand basin and WC. Further benefits include fresh, neutral decoration throughout, spacious room proportions and a practical layout that lends itself to a variety of lifestyles. Conveniently positioned on Norman Road in Winchester, this attractive apartment represents an excellent opportunity for first-time buyers, downsizers and investors alike.

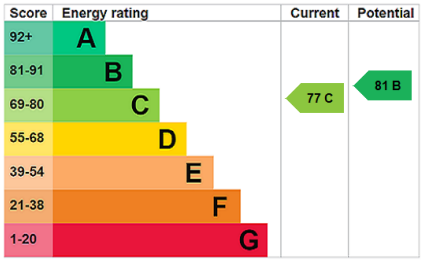
Approximate Area = 909 sq ft / 84.4 sq m

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: 1547400





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

SITUATION

Norman Road enjoys a convenient and desirable position within the historic cathedral city of Winchester, offering an excellent balance of city living and access to attractive green spaces. Winchester city centre is within easy reach, providing an excellent selection of independent boutiques, high street shops, cafés, restaurants and traditional pubs. The city is also renowned for its rich history and cultural attractions, including Winchester Cathedral, the Theatre Royal and a variety of museums and leisure facilities. The nearby St Cross area offers picturesque surroundings, with pleasant walks along the River Itchen and through the beautiful water meadows, providing an attractive setting for those who enjoy the outdoors. For commuters, Winchester's mainline railway station provides regular services to London Waterloo, Southampton and the South Coast. The M3 motorway is also readily accessible, offering convenient road connections to London, Southampton and the wider motorway network. The area is well served by local amenities and educational facilities, including the nearby St Faith's Church of England Primary School. Combining the convenience of Winchester's vibrant city centre with excellent transport connections and access to beautiful countryside, Norman Road is an appealing location for a wide range of buyers.



SPECIFICATION

- Spacious two-bedroom apartment
- Recently redecorated throughout
- Newly fitted bathroom
- Generously proportioned sitting room
- Good-sized fitted kitchen
- Two well-proportioned bedrooms
- Versatile second bedroom, ideal for home working
- Practical and well-arranged accommodation
- Situated on Norman Road, Winchester
- Ideal for first-time buyers, downsizers or investors

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £315,000

TENURE

Leasehold 999 Years from 25/12/1963
Unexpired Years: 938 Years Remaining
Annual Ground Rent: £25
Ground Rent Increase: N/a
Ground Rent Review Period: N/a
Annual Service Charge: £1,400

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