



PARCHMENT STREET, WINCHESTER, SO23 8AT

Carter Jonas

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Kitchen with balcony • Sitting room • Bedroom • Bathroom

PROPERTY DESCRIPTION

11C Parchment Street is approached from the street via a communal entrance hall and a staircase to the first floor. This spacious apartment has a smart kitchen with balcony, large double bedroom, a modern shower room and w/c, a good storage cupboard and a spacious dual aspect living room.

LOCATION

Parchment Street is incredibly well positioned in the city centre of Winchester and perfectly placed for the city's many amenities. The railway station is within 0.4 miles and the High Street about 0.1 miles. Winchester station offers regular train services to London Waterloo in around an hour.

The Cathedral City of Winchester provides a range of facilities including theatres, a Library, Cinema, Leisure Centre and the well-known Farmers' Market, all of which are highly accessible from the apartment. There are also excellent road links to London via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 12 miles away and 15 minutes by train.

ADDITIONAL INFORMATION

Tenure: Leasehold 125 years from 01.3.92 (93 years remaining)

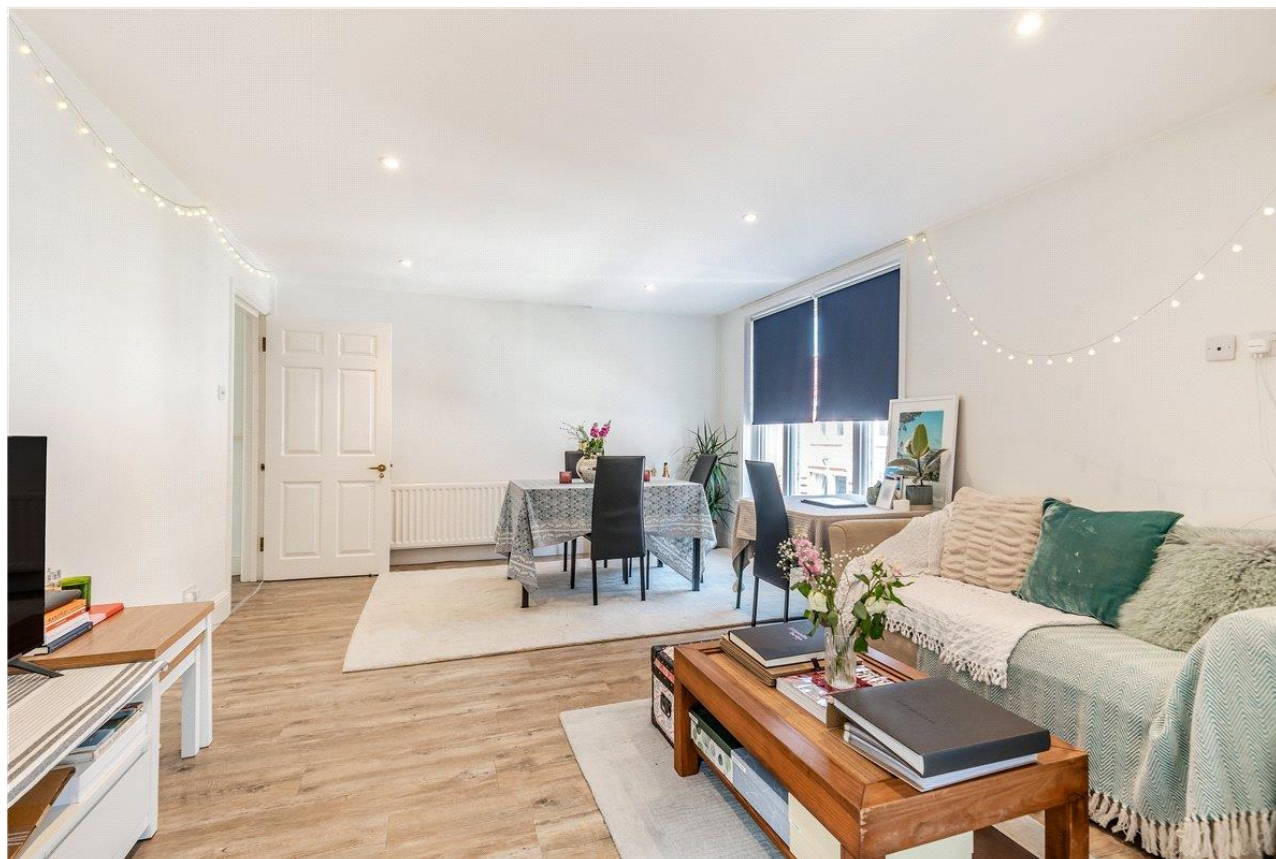
Ground Rent: £50 per annum. Review Period: Every 25 years from when the lease commenced which increases by £25 at the review period. **Service Charge:** £2,066.47 from 1st March 2023 - 29th February 2024.

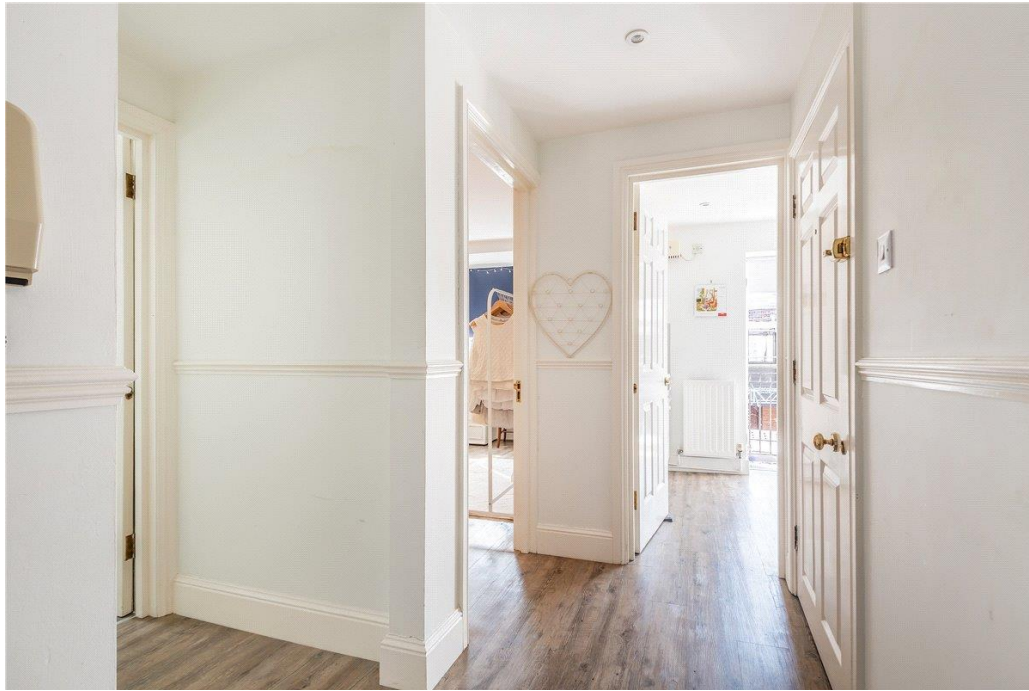
Services: Mains gas central heating, mains electricity, drainage and metered mains water. Broadband: Asymmetric Digital Subscriber Line (ADSL). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council. Council Tax Band: A.

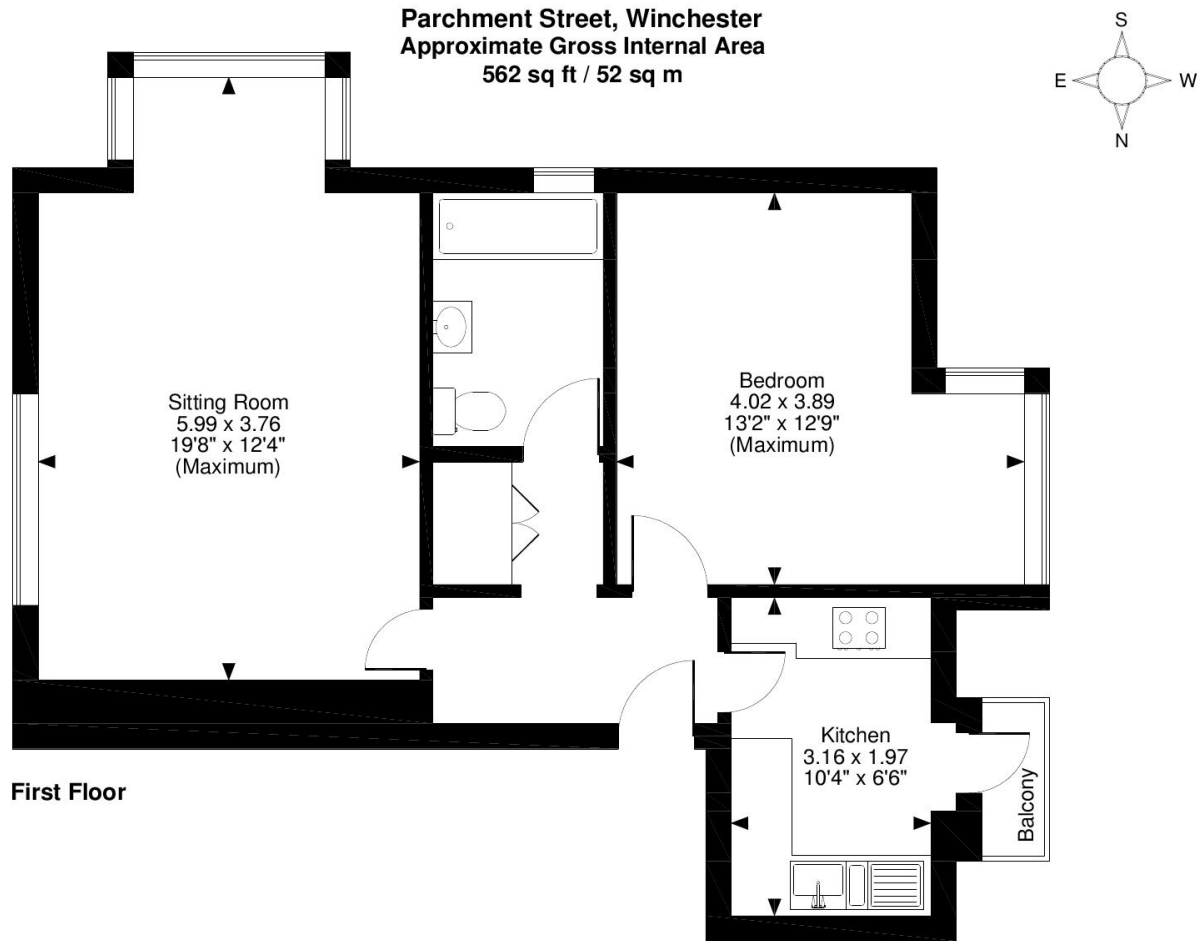
Viewing: Strictly by appointment through Carter Jonas.

A SPACIOUS AND SMART FIRST FLOOR 1 BEDROOM APARTMENT IDEALLY SITUATED FOR THE HIGH STREET AND TRAIN STATION





Classification L2 - Business Data



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk
9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
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IMPORTANT INFORMATION

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