



PARCHMENT STREET, WINCHESTER, SO23 8AT

Carter Jonas

PARCHMENT STREET, WINCHESTER, SO23 8AT

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.

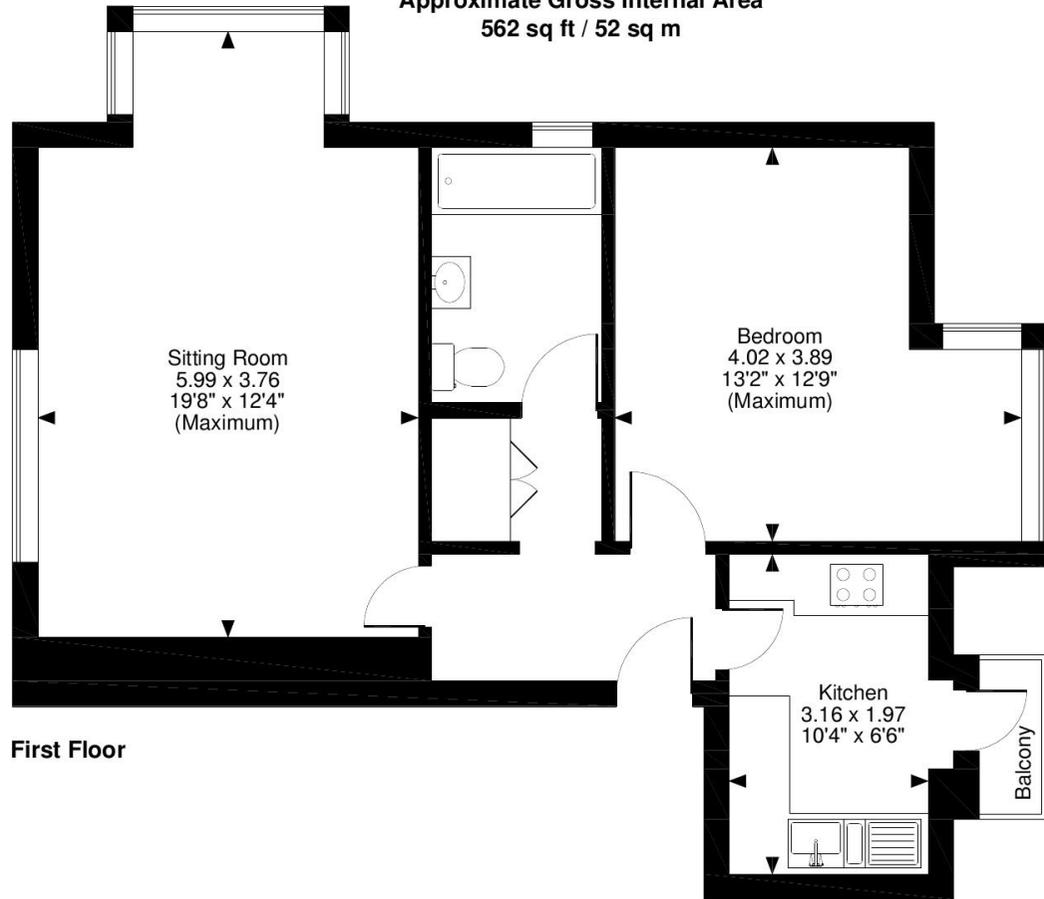
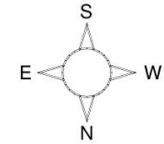
A SPACIOUS AND SMART FIRST FLOOR 1 BEDROOM APARTMENT IDEALLY SITUATED FOR THE HIGH STREET AND TRAIN STATION





Classification L2 - Business Data

Parchment Street, Winchester
Approximate Gross Internal Area
562 sq ft / 52 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8260947/JPN

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
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business