



A fabulous ground floor city centre apartment

Flat 9, Austen House, 81 North Walls, Winchester, Hampshire, SO23 8DA

Share of Freehold - 999 years from 1 January 2010



Large reception room • Fitted kitchen • Two bedrooms • Bathroom • Allocated parking space • Enclosed private terrace • Bike store • No Chain

Situation

Austen House is located in the heart of Winchester city centre. This vibrant cathedral city offers a wide range of boutique shops, theatre, cinema, restaurants and pubs, as well as many attractive walks through the historic streets to the water meadows and St Catherine's Hill beyond.

Ideally located for the fast train link to London Waterloo (approximately 55 minutes) and good road links to the M3/A303/A34, the South coast, and the New Forest. Southampton International airport is approximately 11 miles away.

The Westgate School and Peter Symonds Sixth Form College are close by, both of which are highly regarded, as are the nearby independent schools, St Swithun's, Winchester College and The Pilgrims' School.

Description

Austen House dates back to the late 1800's and was formerly a school and the city public reference library. The property was acquired by Beechcroft in 2010 and beautifully converted into 12 appealing apartments.

Entered from a private front door, this superb ground floor apartment has a welcoming entrance lobby, with access directly through to a comprehensively fitted kitchen and a door leading through to a fabulous reception room. The reception room has a wonderful amount of space, with an impressive bay window and dramatic ceiling height. To the rear of the apartment, there are two bedrooms, each with built in wardrobes and access to a bathroom suite. From the principal bedroom, there is access via a set of French doors on to a paved patio garden terrace.





Outside

The frontage of Austen House has been meticulously maintained and landscaped to incorporate the parking area. This apartment has the unique feature and exclusive use of an enclosed terrace at the front, as well as the paved patio to the rear. The apartment has one private allocated parking space directly to the front of the property, as well as access to a secure bike store and a storage lock-up.

Tenure

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Services

Gas central heating with thermostatically controlled radiators. Mains water, electricity and drainage.

Outgoings

Council Tax Band E

Post code

SO23 8DA

Local authority

Winchester City Council

Energy performance

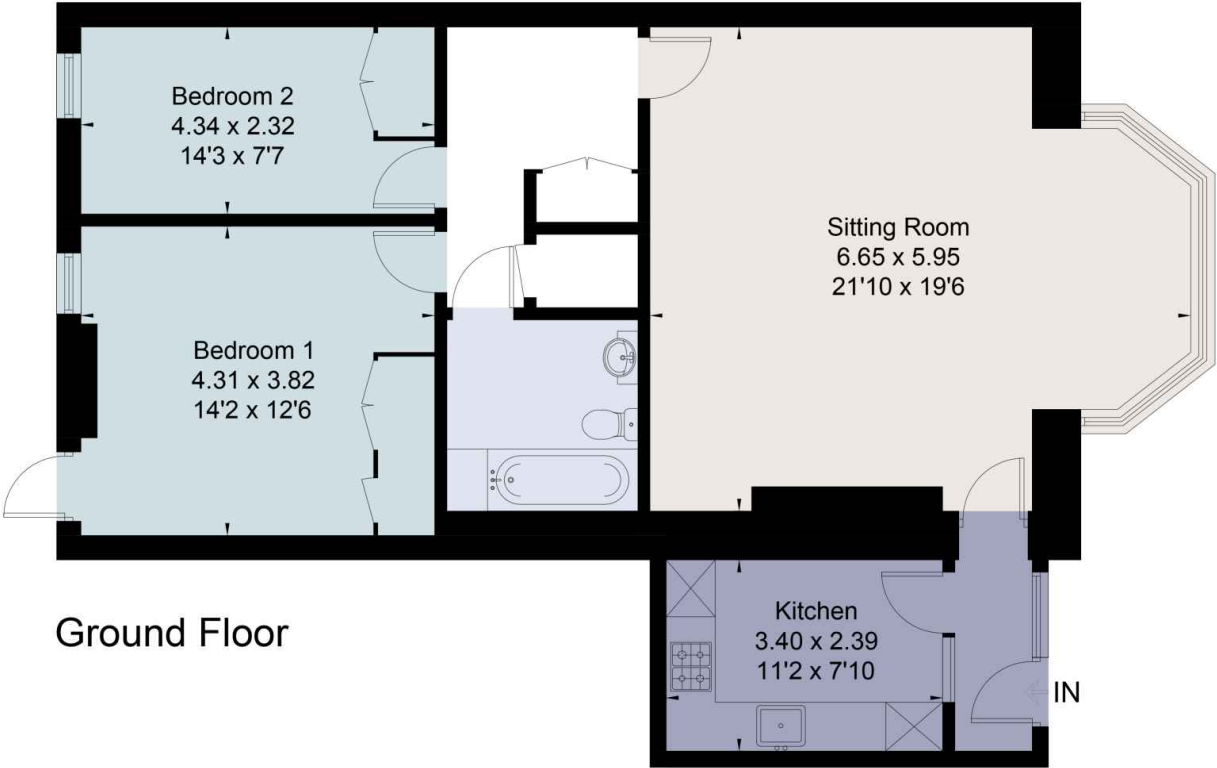
Full Energy Performance Certificate available by request

Viewing

Strictly by appointment with Savills.




Approximate Area = 90.4 sq m / 973 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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