



Imposing character apartment

Flat 12, Austen House, 81 North Walls, Winchester, Hampshire SO23 8DA

Share of freehold



Entrance hall • Kitchen • Sitting/dining room • Principal bedroom with en suite • Second bedroom • Study/bedroom 3 • Shower room • Off-street car parking • EPC = C

Situation

Flat 12, 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.

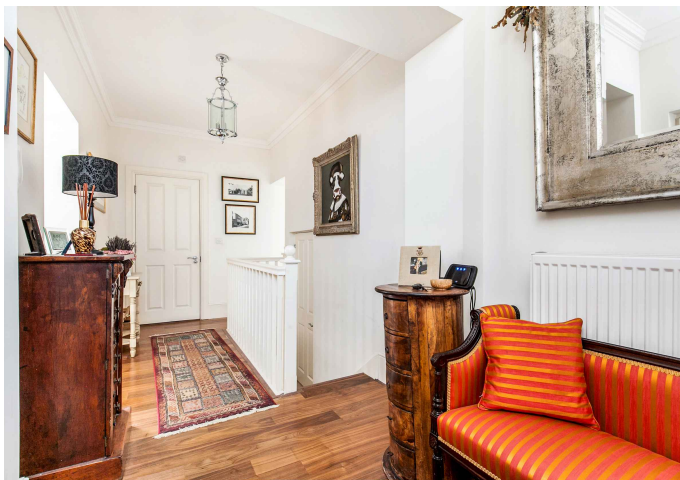
Ideally located for the fast train link to London Waterloo (approx. 55 minutes) and good road links to the M3/A303/A34, the south coast, and the New Forest. Southampton International airport is 11 miles away.

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

Number 12 Austen House is a first floor, period apartment with a wealth of character and architectural features. Austen House dates back to the 1800's and was formally a school and the city's public library. The property was acquired by Beechcroft and converted in 2010 into 13 appealing apartments. A grand communal entrance gives access to all of the apartments with stairs leading up to number 12. The apartment offers plenty of grandeur, resulting from its wooden floors, high ceilings and a period fireplace in the sitting room. Owing to the ceiling heights and tall windows, there is plenty of natural light and the property is offered in excellent decorative order with the accommodation interestingly arranged on a split level. The central reception hall has a wooden floor, with the sitting/dining room accessed at the far end with magnificent bay windows. The fitted kitchen leads from the sitting room and is well equipped with a sleek range of granite surfaced units and an area for breakfast, with views over the city.





Appliances include a double oven, induction hob, a warming draw, fridge freezer and a dishwasher. The principal bedroom is spacious, with a range of built in wardrobes and an excellent en suite bathroom, which includes a bath, separate shower, WC and twin hand wash basins. A few steps lead down from the hall to bedroom two, which also has cupboards and to add character, the stairs lead from the lower level to the study/bedroom three.

Communal car parking is available at the front of the building with one space allocated to number 12.

Accommodation

See floor plans.

Tenure

Shared freehold.

Maintenance Charge

£3,194.64 pa which includes buildings insurance, external maintenance and maintenance of internal common areas.

Services

Mains gas, electricity, water and drainage

Outgoings

Council Tax - Band E

Post Code

SO23 8DA

Local Authority

Winchester City Council.

Directions

From the traffic lights by the public library continue around the one way system into town. Take the first turning on the right into Austen House, whereupon the apartment will be found on the right and the communal parking to the left of you.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

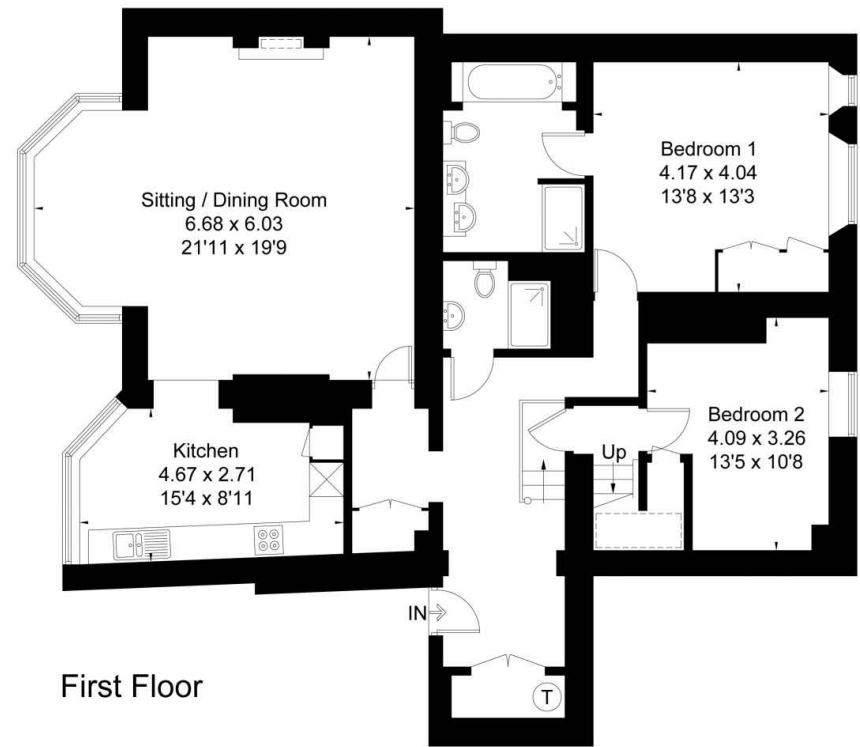
Photos taken in 2018.

Flat 12, Austen House, 81 North Walls, Winchester, SO23 8DA

Gross Internal Area (approx) = 139.6 sq m / 1503 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



= Reduced headroom below 1.5m / 5'0"

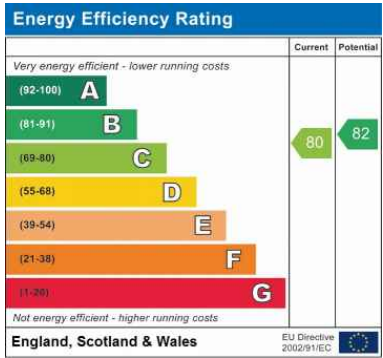


First Floor



Second Floor

For identification only. Not to scale. © 201020EM



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

