



AN ELEGANT CITY DUPLEX

FLAT 8, AUSTEN HOUSE, 81 NORTH WALLS, WINCHESTER, HAMPSHIRE SO23 8DA



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WINCHESTER, HAMPSHIRE SO23 8DA

Beautifully appointed interior ♦ Lovely character and period style
♦ Private allocated parking ♦ 2 double bedrooms and 2 en-
suites ♦ Private entrance into entrance hall ♦ Open-plan
kitchen/dining/living ♦ Private courtyard ♦ No Chain ♦ Share of
Freehold/Long Lease ♦ EPC = C

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 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. With so many of the City's amenities within a convenient walking distance, the ownership of a property within Austen House makes for ideal City living.

Description

Austen House dates back to the 1800's and was formally a school and city's public reference library. The property was acquired by Beechcroft and resorted to its former glory in 2010 into 13 appealing apartments. This apartment is uniquely arranged as a duplex with a private entrance and accommodation across 2 floors. From a welcoming entrance hall, with a cloakroom/WC incorporating a utility space and storage. A part glass panelled door opens into a lovely kitchen/dining/living space, with high ceilings tall sash windows overlooking the front courtyard. The kitchen is fitted with a comprehensive range of floor and wall units, integral appliances and granite work-surface with breakfast bar. From the first floor landing, there is a large airing cupboard and access into a loft space. There are 2 double bedrooms with built in wardrobes and either an en suite bathroom or shower room, each fitted with a range of white sanitary ware, heated towel rails and thermostatic shower controls. The property has gas central heating and a pressurized water system. The floorings are either carpeted within the bedroom areas or of a walnut wood flooring around the ground floor hallway and living room. Overall, the property is presented to an exceptional standard with an excellent decorative order throughout.



Outside

The flat has its own small courtyard to the front of the property, a private allocated parking space and access to a secure bike store and separate secure storage within the basement of the building.

Accommodation

See floor plans.

Tenure

Share of freehold, with a long lease of 999 years from 2010.

Services

All services are connected, including gas, electric, water and drainage.

Outgoings

Council Tax – Band E

Postcode

SO23 8DA

Local Authority

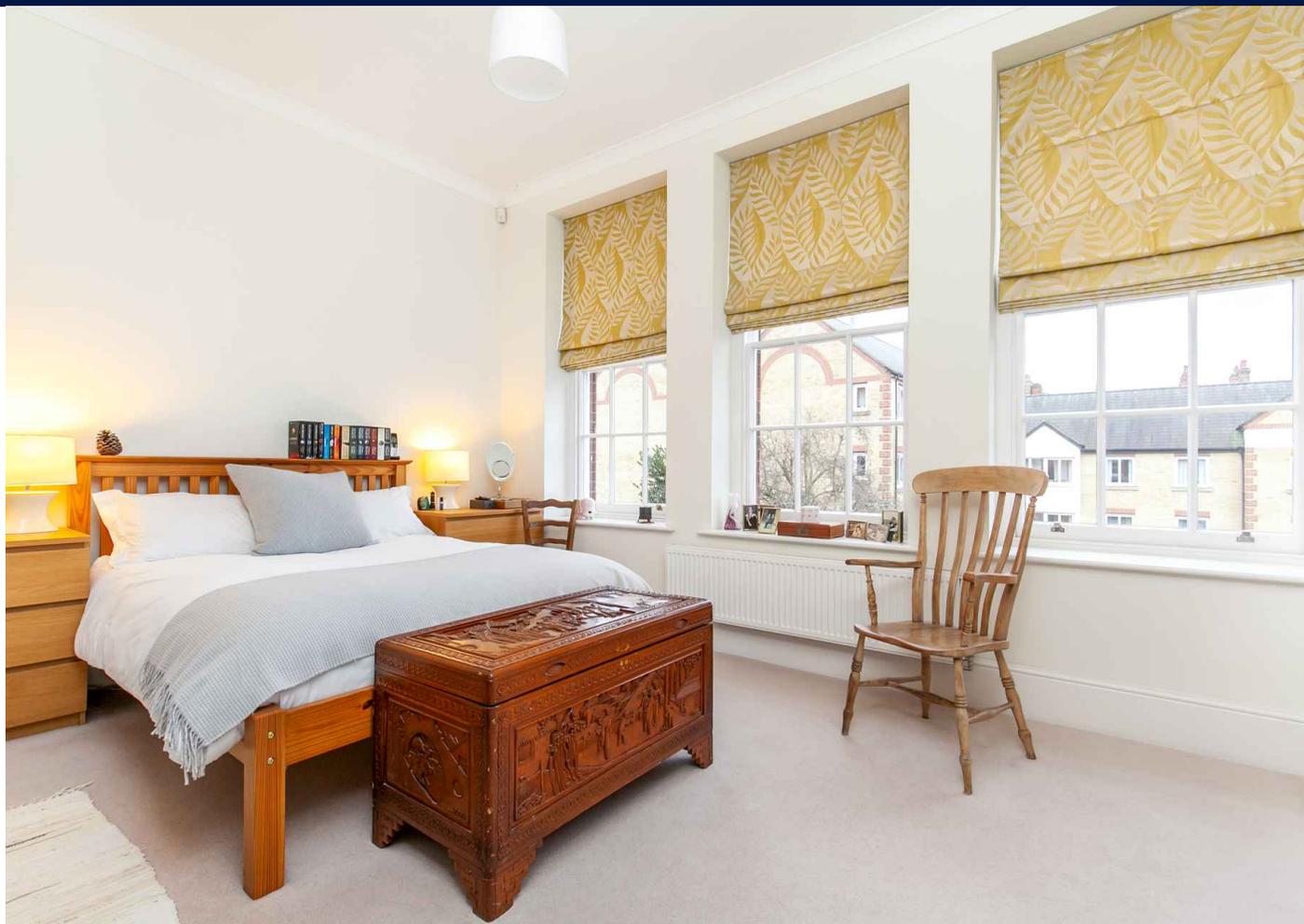
Winchester city council

Energy Performance

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

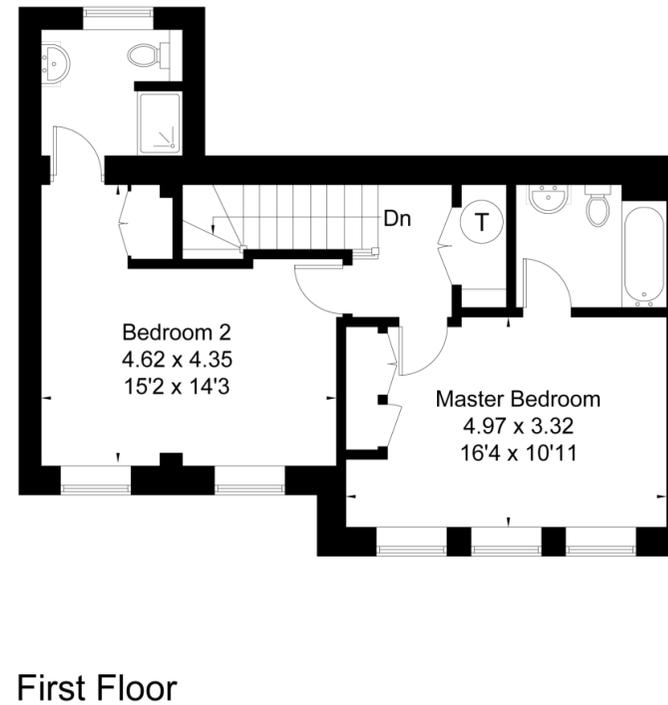
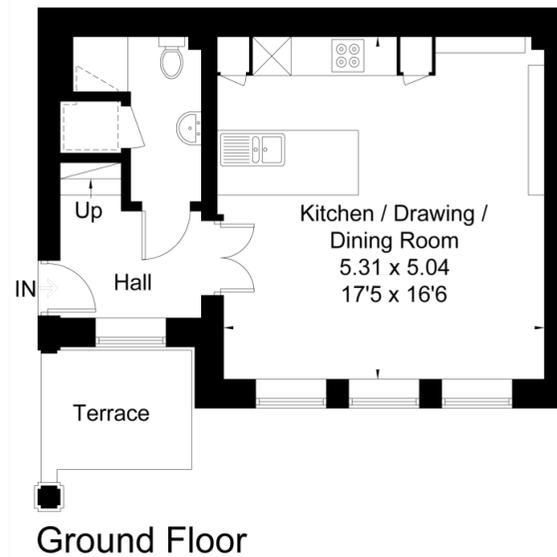
Viewing

Strictly by appointment with Savills.



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

Gross Internal Area (approx) = 90.2 sq m / 971 sq ft
 For identification only. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(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	