



# Convenient City centre town house

8 Albion Place, St Peter Street, Winchester, SO23 8AX

Freehold





Sitting room • Dining room • Kitchen/breakfast room  
• Utility room • 2 double bedrooms with en suite  
bathrooms • Third bedroom • Bathroom • Garage and  
Courtyard garden • EPC Rating = D

### Situation

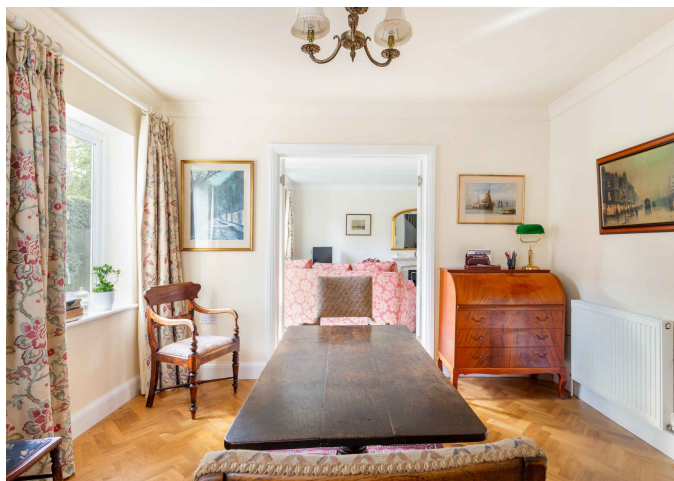
The property is centrally located approximately 400 yards from the heart of the city of Winchester. The city centre and its many amenities include a range of retail, recreational, sports and cultural facilities with the Theatre Royal and recreation centre on its doorstep. Communications are excellent with fast access to the M3 heading north to London or south to the M27 coastal motorway. From Winchester railway station there is a regular commuter service to London Waterloo (approximately 50 minutes), and access to Southampton International Airport is very straightforward, with a number of UK and European destinations.

### Description

Built in 2003, 8 Albion Place is a super city centre house, which offers very well proportioned accommodation with practical spaces and fantastic light throughout the house. From a generous entrance hall, with parquet floors, there is access to the impressive sitting room, which has a central fire place and double doors out onto the courtyard garden. Glazed double doors lead through into the dining room, again with parquet flooring.

The kitchen is well appointed with a range of wall and base units and integrated appliances, there is a breakfast bar and space for a table and also has doors out onto the garden. There is an adjacent utility room and a cloakroom. On the first floor is a sizeable double bedroom with en suite shower room, built in wardrobes and double doors out onto a Juliette balcony. On this floor is a further bedroom, currently used as a hobby room, with an adjacent bathroom. The accommodation is completed by an impressive bedroom which has a range of built in storage and an en suite shower room, which makes excellent guest floor.

With a private south facing courtyard garden and a garage, combined with its private and secluded position, this property is an ideal City bolthole.







### Directions

From King Alfred's Statue, proceed along Eastgate Street and into Friarsgate, in the one-way system, which in turn leads into St George Street. Take the second turning on the right into St Peter Street and Albion Place will be found on the right hand side, opposite St Peter's Church and shortly before the turning into North Walls. The house is in the far corner.

### Accommodation

See floor plans.

### Tenure

Freehold. The property owns a share in Albion Place Management Company. A charge of £700 is payable for the upkeep of the grounds, road and communal spaces.

### Services

Mains electricity, gas, water and drainage

### Outgoings

Council Tax - Band F

### Post Code

SO23 8AX

### Local Authority

Winchester City Council

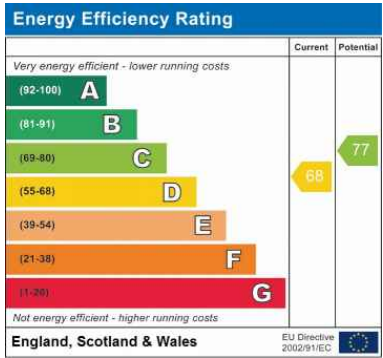
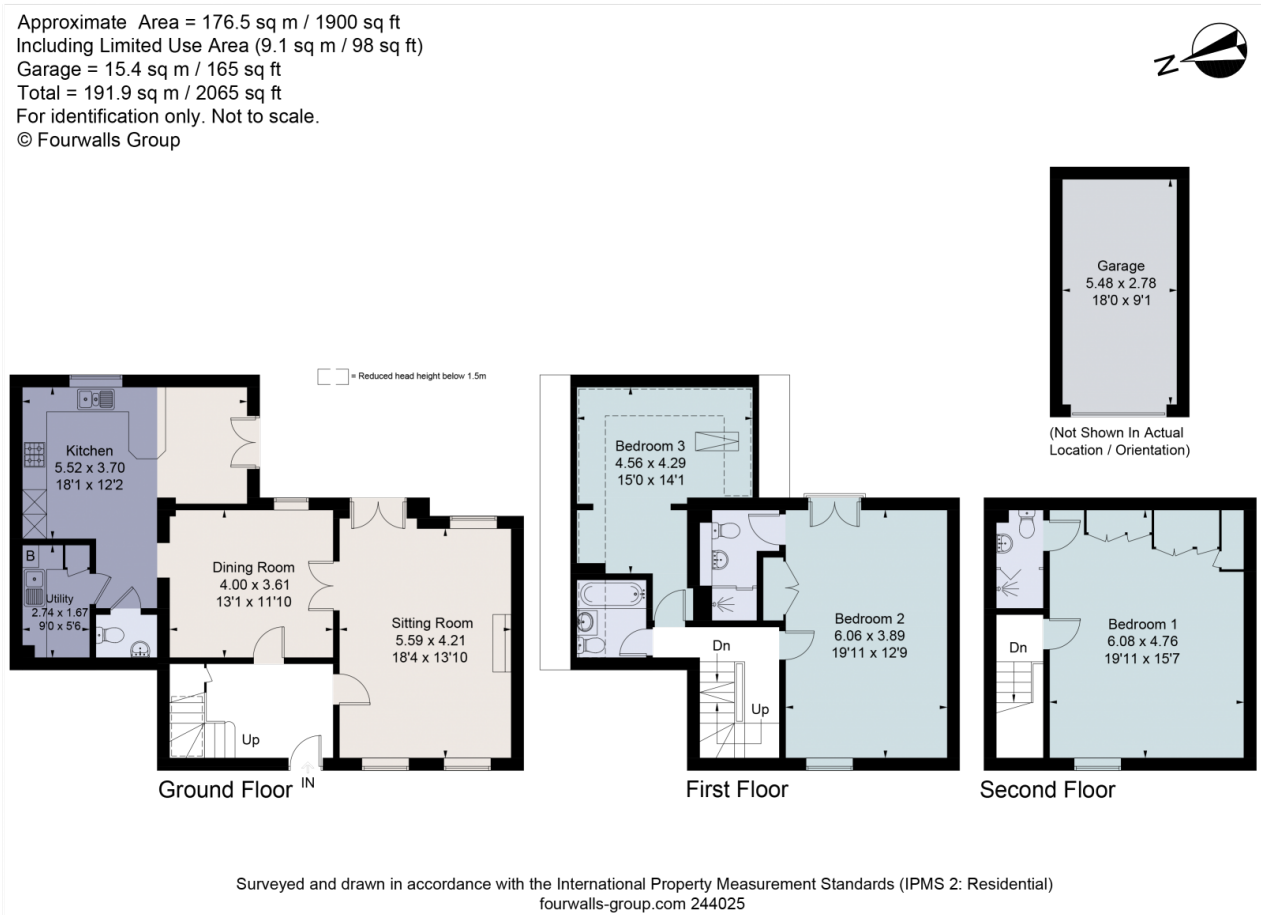
### Energy Performance

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

### Viewing

Strictly by appointment with Savills.





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