



# Contemporary city centre accommodation

Flat Zero, 1 Clifton Terrace, Winchester, Hampshire, SO22 5BJ





Living/dining room • Kitchen/breakfast room

- Master bedroom and en suite shower room
- 2 further bedrooms • Shower room • Courtyard garden
- Permit Parking • EPC = C

### Situation

Clifton Terrace is situated close to the centre of Winchester, within a short distance of the mainline train station which offers the rapid service to London Waterloo in approximately one hour ensuring the property is ideally situated for commuters. Winchester offers an extensive range of shopping and recreational facilities and there are many attractive walks through the historic parts of the City, around the Cathedral and Winchester College and along the water meadows towards the Hospital of St Cross. The M3 towards Southampton and London is located within 3 miles of the property connecting to the A34 and A303.

### Description

An impressive lower-ground apartment of an elegant Grade II Listed Regency townhouse. Flat Zero has been significantly renovated in recent years and is now presented to an extremely high standard, having been rewired, networked, re-plumbed and a new boiler installed; completely redecorated, with solid oak flooring throughout, kitchen remodelling, and two new bathrooms installed by Concept Design.

From the front door, a short flight of steps leads down into the entrance hall from where the accommodation is laid out over one floor. There is an elegant reception room, which has striking period sash windows, with plantation shutters and a feature fire-place surround as a focal point to the room; there is ample space for seating and a dining area. The kitchen is a well-appointed Shaker style kitchen, with solid wood work surfaces, underfloor heating and integrated appliances which include, gas hob, electric oven, dishwasher, washer/dryer and a wine fridge. A really lovely feature is the timber breakfast bar with space for bar stools. There is a master bedroom with walk in wardrobe and ensuite wet-room with Grohe shower. There is a further double and a single bedroom. The accommodation is completed by a contemporary wet room which also has underfloor heating and Grohe walk-in shower.

### Outside

From the kitchen is a door out onto a private brick-paved courtyard with access to the communal gardens which can also be accessed around the side of the property.





#### **Agents Note**

The property is currently being used as a furnished holiday let and has enjoyed high occupancy rates, generating circa £32,000 per annum. making this an excellent investment opportunity.

#### **Tenure**

Share of Freehold.

#### **Services**

All mains connections including gas/water/electricity/drainage

#### **Outgoings**

Council Tax Band C

#### **Post Code**

SO22 5BJ

#### **Local Authority**

Winchester City Council

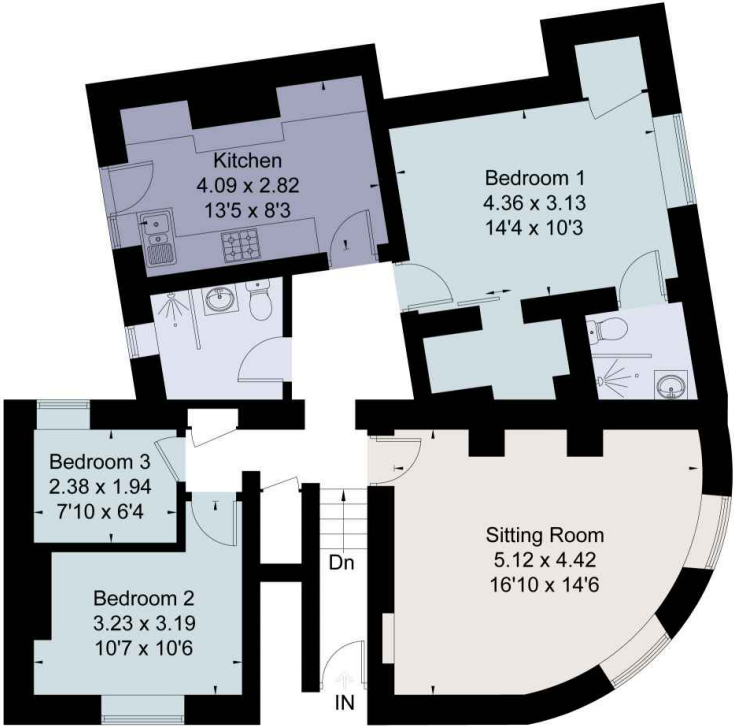
#### **Viewing**

Strictly by appointment with Savills.



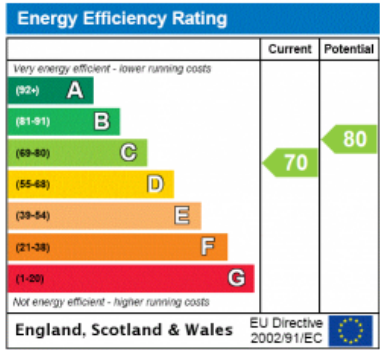


Approximate Area = 94.2 sq m / 1014 sq ft  
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Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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