



A Georgian conversion with parking

Flat 3, Parmenter House, Tower Street, Winchester, Hampshire, SO23 8TA

Freehold



First floor apartment with lift Access • Open-plan kitchen/living room • Two double bedrooms • En suite and bathroom • Private allocated off road parking • No chain • Remainder of Premier Warranty • EPC = F

Situation

Originally built in the Georgian era as two large family homes, Parmenter house offers a superb location. It is just a few hundred meters from the Winchester's historic High Street and its array of shops, restaurants, cafés and monuments.

The main railway station is a short walk away with a direct service to London Waterloo in just under an hour. Furthermore, the M3 motorway and Southampton airport are easily accessible.

Description

A well-considered and sympathetic conversion from the elegant Grade II Listed building to this now exclusive development of just seven apartments and two duplex with dedicated parking. It retains all of the charm and elegance of the Georgian architectural style along with the generous proportions and large airy windows to draw in the light.

This first floor apartment has the convenience of access either via flight of stairs or a lift. Upon entering the apartment you'll note the light and airy feeling, with an entrance hall that leads to two double bedrooms and the main living space. The kitchen is fitted with a range of contemporary style wall and base units and stone work surface, integrated appliances

which include a fridge freezer, dishwasher, induction hob, an extractor fan and washer/dryer. The bathrooms are fitted with a contemporary white sanitary ware and heated towel rails. The heating and hot water system is electric, with each of the radiators having a remote mobile accessible thermostatic control.

The current owner has further enhanced the interior with a range of fitted storage in addition to the fitted wardrobes in the main bedroom, and has also added shutters to each of the main windows to provide an elegant level of light and privacy.

The conversion comes with remainder of a 10 year premier guarantee warranty and also the peace of mind that the property has a share of freehold whereby each of the residents is a director.

Outside, the apartment has the benefit of a private allocated off-road parking space, access to a secure bike storage shed and a video entry phone system from the communal entrance





Accommodation
Please see floorplan

Local Authority
Winchester City Council

Tenure
Share of freehold
Remainder of 999 year lease
(2017)

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

Services
Mains water, electricity and
drainage

Viewing
Strictly by appointment with
Savills.

Outgoings
Council Tax Band C

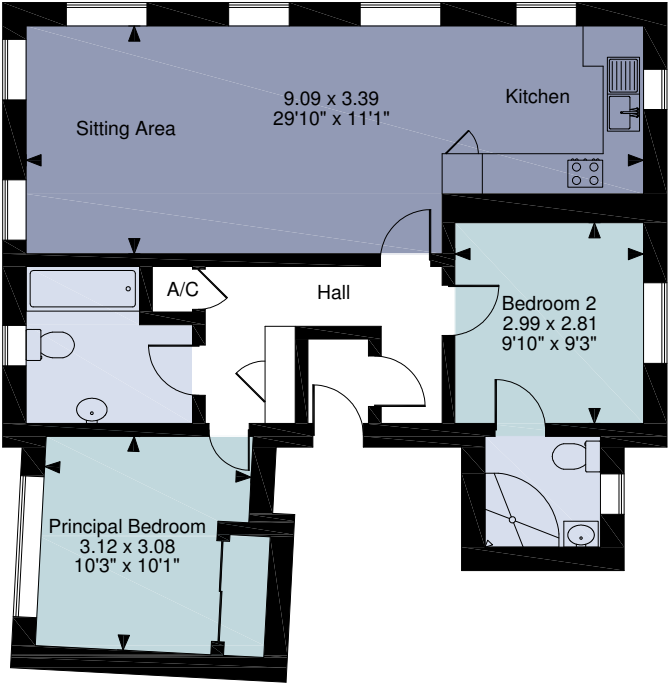
Postcode





savills

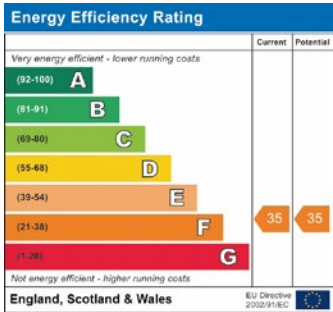
savills.co.uk



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8433776/SS



For identification only. Not to scale. © 200903EM

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.

