



Exceptional ground floor apartment with parking

Flat 10, Austen House, 81 North Walls, Winchester, Hampshire, SO23 8DA

Share of Freehold



22ft reception room • Fitted kitchen • 2 double bedrooms • 'Jack and Jill' bathroom • Private rear garden terrace • Allocated private parking • EPC exempt

Situation

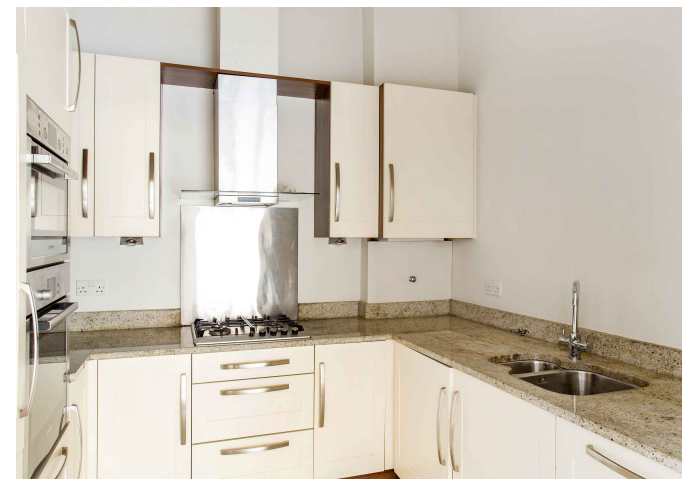
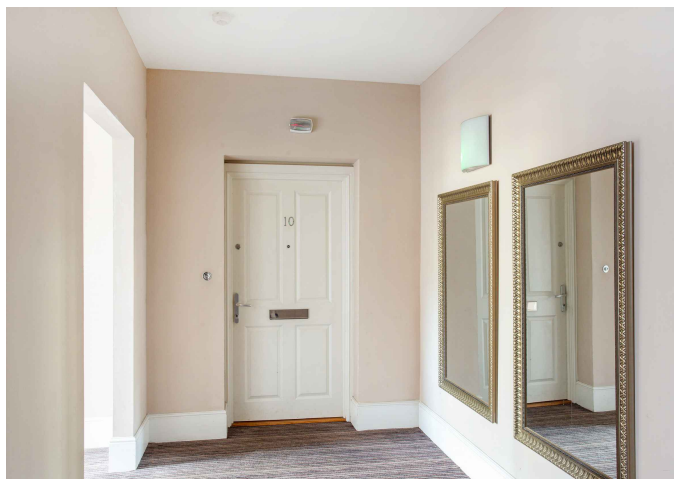
Austen House is located in the heart of Winchester, close to the Theatre and the excellent public library, and only a short distance to a choice of many fine restaurants in the city centre, or to the railway station. This vibrant cathedral city offers a wide range of boutique shops, theatre, cinema, 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 approximately 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

Austen House dates back to the late 1800's and was formerly a school and the city public reference library. The property was acquired by Beechcroft in 2010 and beautifully converted into 12 appealing apartments, the property is located on the ground floor to the front of the building. Entered from a secure communal entrance, the apartment's front door opens into an inner lobby with doors leading to all rooms. The main living space is a fabulous 22 ft sitting room with a wonderful bay window providing a view to the front of the building. There is an adjoining recessed kitchen, which is comprehensively fitted to include a range of integrated appliances. To the rear of the apartment, there are two double bedrooms, each with built in wardrobes and easy access to the 'Jack and Jill' bathroom suite. From the principal bedroom, there is access via a set of French doors to a paved patio garden terrace.



**Outside**

From the principal bedroom, there is access via a set of French doors on to a paved patio garden terrace, with then further rear pedestrian access to the North Walls.

The property has one private allocated parking space directly to the front of the property, as well as access to a secure bike store and a storage lock-up.

Tenure

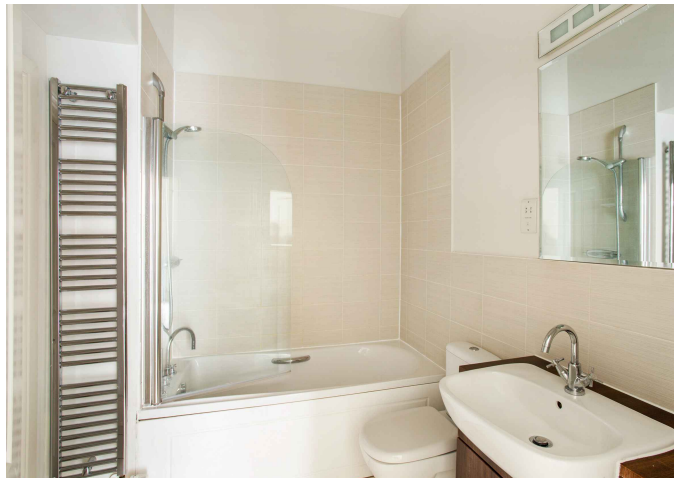
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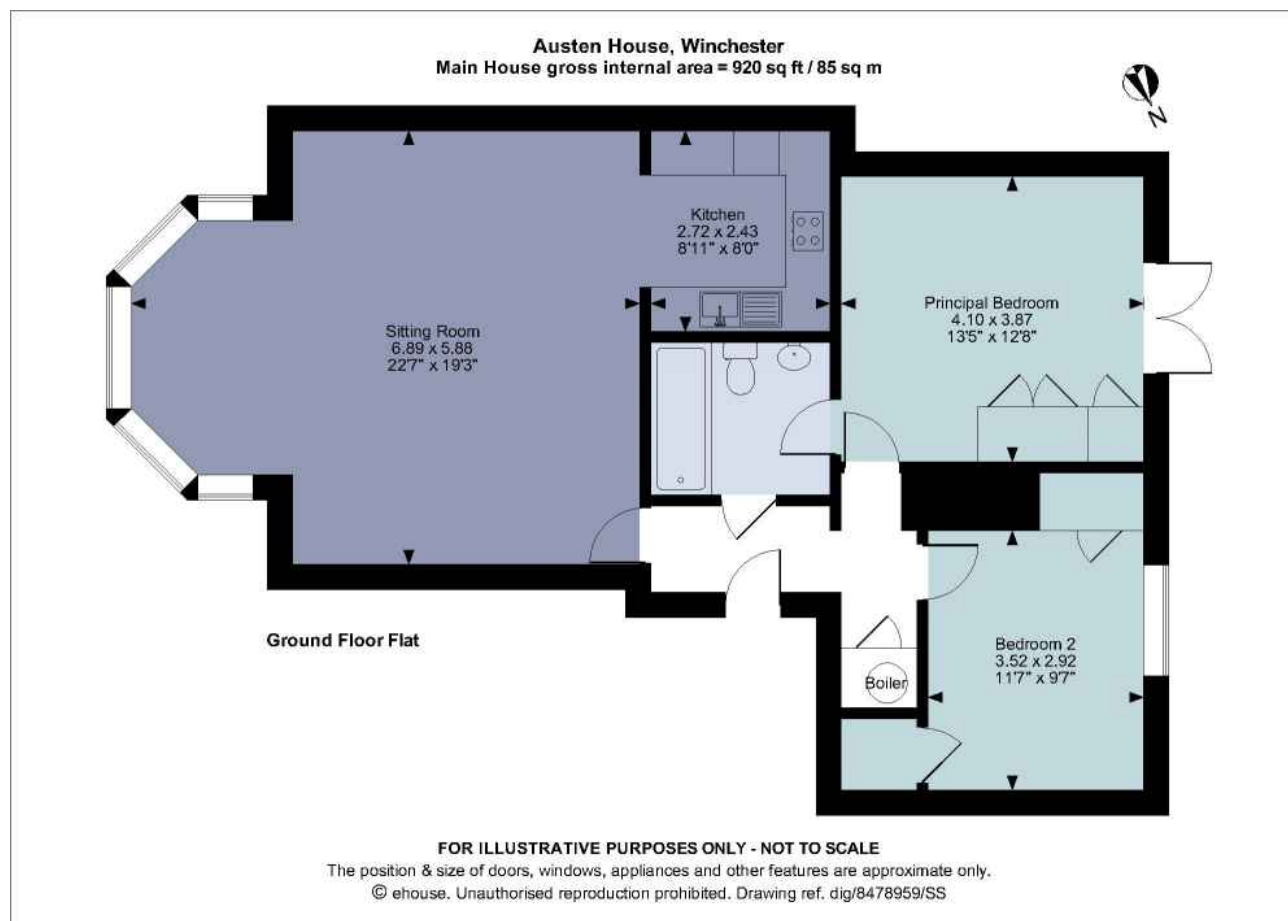
Energy Performance

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

Viewing

Strictly by appointment with Savills.





For identification only. Not to scale. © EM281021

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