



SOUTHGATE STREET, WINCHESTER, SO23

£2,750 per month*

Carter Jonas

ST. THOMAS, SOUTHGATE STREET, WINCHESTER, SO23 9EF

- High spec kitchen
- Open plan living/dining/kitchen
- 2 double bedrooms with ensembles
- Cloakroom
- Utility Room
- Allocated parking and EV charger
- Furnished/Part furnished

THE PROPERTY

The property extends over 3 floors and has a wealth of original features including stone work, vaulted ceilings and church windows.

Ground Floor: entrance hall with cloakroom and door to open plan kitchen, living dining room with high spec Bulthaup kitchen with handleless kitchen units, Quooker 3-1 tap, Miele appliances including an oven, induction hob with downdraft extractor, microwave oven, integrated dishwasher, integrated fridge and freezer. There are sitting and dining areas.

The upper floors are accessed via a spiral staircase, with bedroom two on the first floor with large walk in wardrobe and ensuite shower room. There is a utility cupboard off the landing with hot water tank, washing machine and tumble dryer. The main bedroom has vaulted ceilings and a bathroom with walk in shower and standalone bath.

The property is accessed via a smart communal entrance lobby, there is a communal bike store and bin store and an allocated parking space to the front of the building for one car with EV charger.

SERVICES

Mains water and electricity. Communal gas boiler. There are BT and Virgin connections to the building

A sophisticated 2 bedroom, 2 bathroom property in the sympathetically converted Grade II listed St Thomas Church in a prime location in the centre of Winchester within easy access of a wealth of shops and restaurants, the Everyman cinema, two theatres and station.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

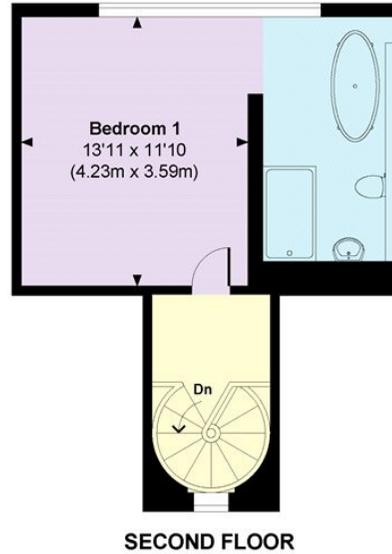
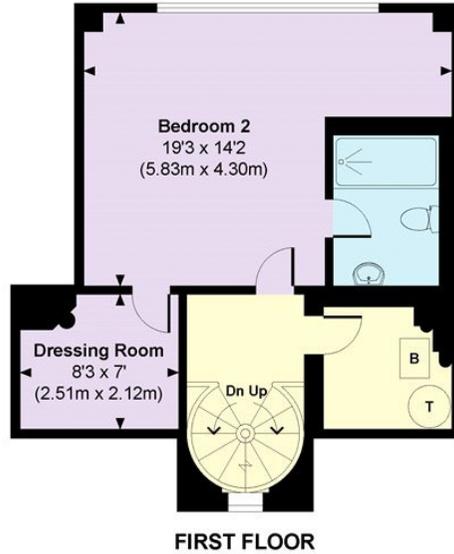
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band D check Winchester City Council for current amount
Deposit	Holding deposit equals 1 week's rent £634 Security deposit equals to 5 weeks' rent £3173



St Thomas

Approximate Gross Internal Area
Total = 1326 Sq Ft / 123.15 Sq M



IMPORTANT INFORMATION

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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