



7 HYDE HOUSE GARDENS

Hyde Street, Winchester, Hampshire, SO23 7EL

Carter Jonas

7 HYDE HOUSE GARDENS, HYDE STREET, WINCHESTER, HAMPSHIRE, SO23 7EL

- 2 bedrooms
- Sitting/dining room
- Bathroom
- Kitchen
- Communal gardens
- Allocated parking space
- EPC rating C

DESCRIPTION

Located just ½ mile from the city centre and railway station, this ground floor flat is a perfect property for all, whether you are a first time buyer, investment purchaser or looking to right size. The apartment is accessed via a secure communal entrance with audio entry. The private front door opens to the inner hall which in turn provides access to all rooms. The bathroom is fitted with a panel bath, WC, wash hand basin and walk in shower and has a wet room floor. The kitchen is fitted with a range of wall and base units with provision for appliances. There are two bedrooms and a triple aspect sitting/dining room.

OUTSIDE

The property sits within mature communal gardens and benefits from an allocated parking space.

GROUND FLOOR 2 BEDROOM FLAT, ½ MILE FROM THE STATION AND CITY CENTRE, WITH PARKING



LOCATION

The apartment is situated in the desirable residential neighbourhood of Hyde. It is about ½ mile from the station (Waterloo in around 1 hour) and Winchester city centre with its many shops, restaurants, public houses, coffee shops, library, theatre, cinema, Cathedral and more. There are attractive walks and cycle routes along the River Itchen and Winnall Moors which are also close by. It is not far from the very well regarded St Bede Church of England Primary School and The Westgate School (primary and secondary). In addition, St Swithun's School for girls, Winchester College and The Pilgrims' School for boys are also within easy access.

ADDITIONAL INFORMATION

Tenure: Leasehold – 99 years from and including 25th December 2008. 84 years and 3 months remaining. Annual ground rent: £100. Ground rent review period: December 2035, it will increase to £200. Annual service charge: £4,048. Service charge review period: March 2024.

Services: Mains water, electricity, gas and drainage. Gas central heating.

Local Authority: Winchester City Council. Council Tax Band C.

Viewing: Strictly by appointment through the selling agents, Carter Jonas.

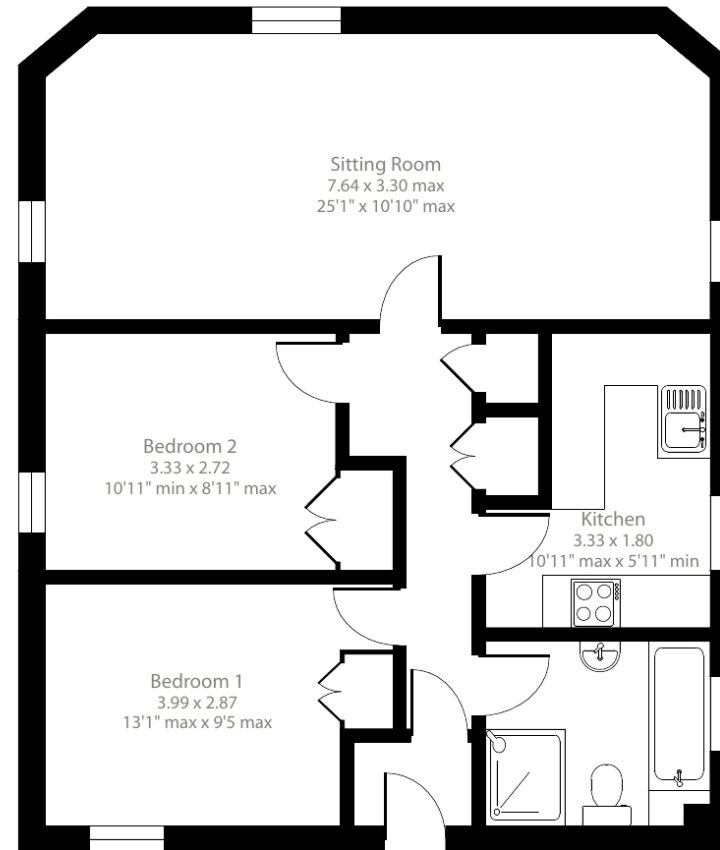




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Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Carter Jonas. REF: 1041460

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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