



TOWER STREET, WINCHESTER, SO23

Carter Jonas

TOWER STREET, WINCHESTER, SO23

2 bedrooms • Open plan kitchen and living room • 2 bathrooms •
Parking • EPC rating E

PROPERTY Redeveloped in 2016/17 by Hazeley Developments, Grade II* listed, Parmenter House offers 9 homes. This recently decorated apartment is on the second floor and there is partial lift access from the upper lobby. From the landing a fire door opens into a private inner lobby and the front door. The apartment has been designed and finished to deliver a modern, efficient and light living experience. There is a spacious open plan living space with room for a dining table and sofa, 2 smart double bedrooms (one en suite) and a stylish bathroom. There is 1 undercroft parking space accessed by an electric gate, with a lockable bike storage unit.

Kitchen Base and wall units with stone work surfaces, upstands and an under mounted stainless steel sink. Integrated appliances including oven, fridge freezer, dishwasher, induction hob, extractor and washer/dryer. Camaro limed oak white flooring.

Bathroom and en suite Contemporary white sanitary ware. Chrome brassware throughout. Chrome, electrically heated towel rails. Mist free and illuminated bathroom mirror plus shaver points.

Electrical installation Electric heating and hot water system. Down lights and pendants throughout. TV and telephone points to living room/dining room and main bedroom. Virgin Media points to living room/dining room. Mains fed smoke alarm.

General Video entry phone system and lift servicing apartments 3-9. Communal water softener.

THE LOCATION The apartment is less than 5 minutes walk from the train station (London Waterloo in under an hour) and the High Street. Winchester provides a range of facilities including two theatres, a library known as The Arc, cinema, leisure centre, Orams Arbour and the well-known Farmers' Market, all of which are highly accessible from Tower Street. There are also excellent road links to London and Heathrow and Gatwick airports via the M3, the south coast via the M27, and north to Newbury and Oxford via the A34. Southampton Airport is just 15 minutes away by road or rail.

ADDITIONAL INFORMATION

Tenure: Leasehold with share of Freehold.

Annual Service Charge: £2,838 per annum.

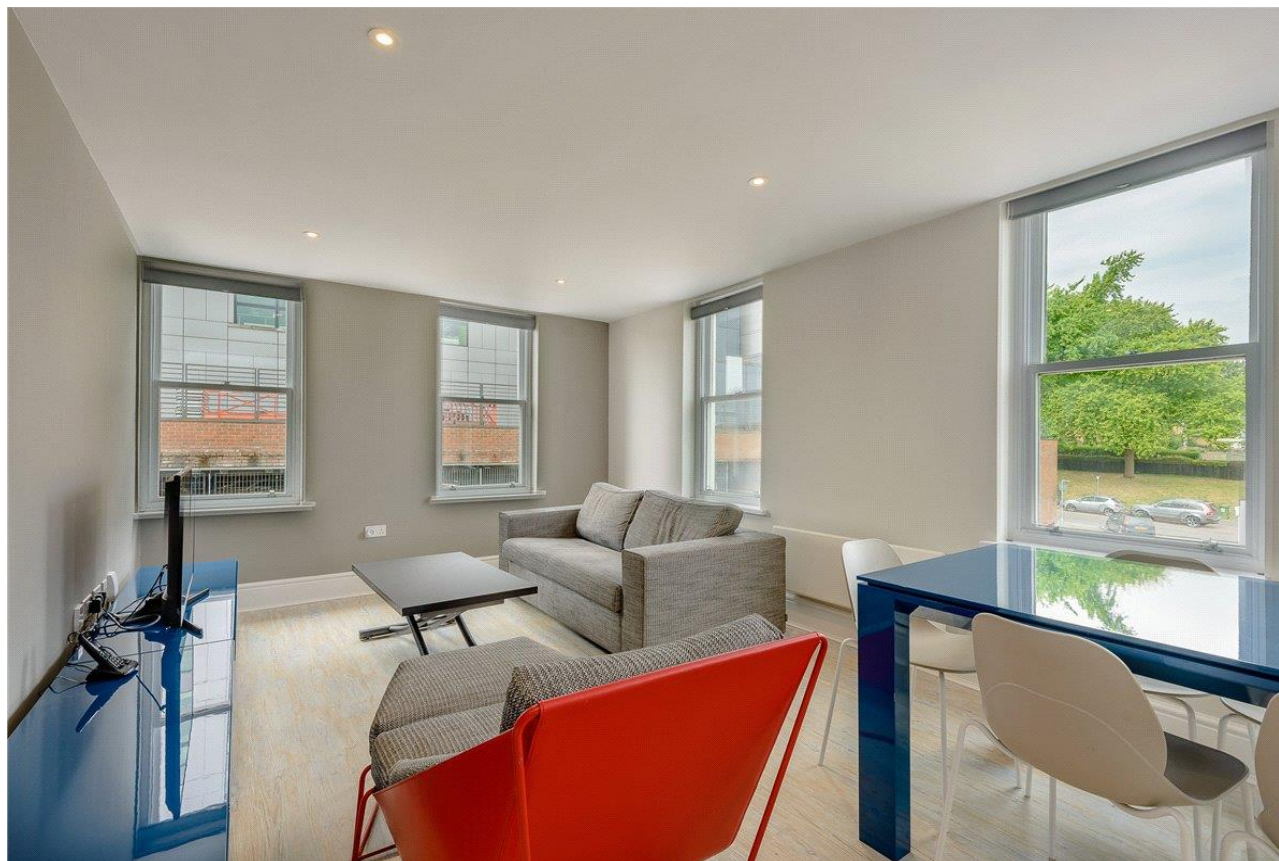
Services: Mains electricity, water and drainage.

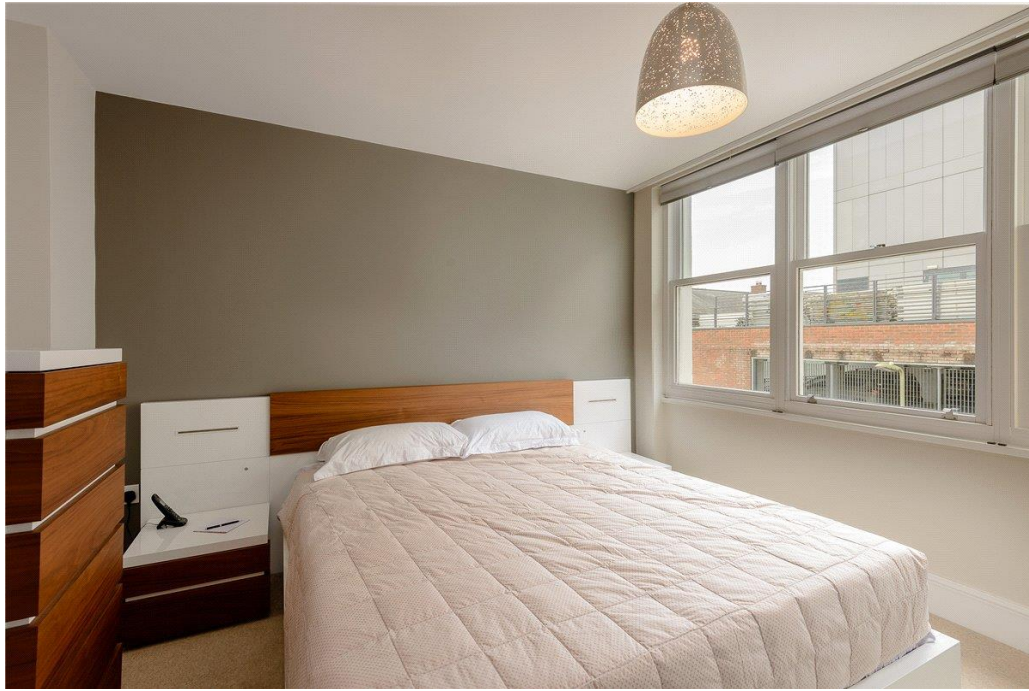
Local Authority: Winchester City Council. Council Tax Band C.

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

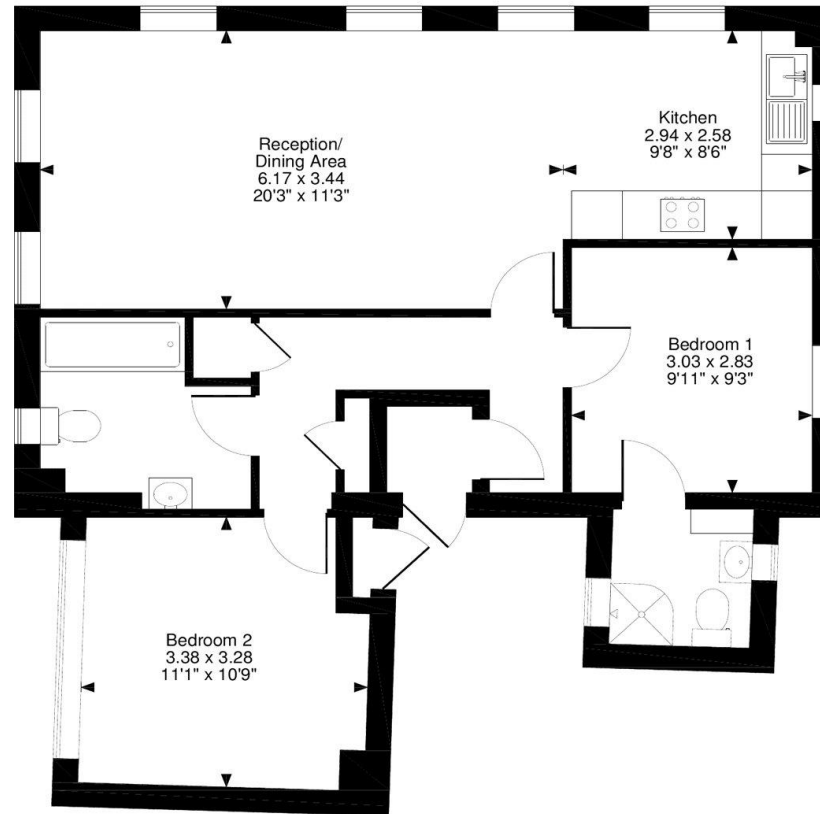
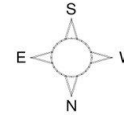
Agent's note: The professional photography dates back to 2018.

A HIGH SPECIFICATION 2 BEDROOM APARTMENT WITH PARKING, LESS THAN 5 MINUTES WALK FROM THE STATION AND HIGH STREET.





Tower Street, Winchester
Approximate Gross Internal Area
719 sq ft / 67 sq m
 Quoted Area Excludes 'External C/B'



Apartment 6

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-81)	C		
(55-69)	D		
(49-54)	E	51	51
(41-48)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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Classification L2 - Business Data