



3, PARCHMENT PLACE

53 Parchment Street, Winchester, Hampshire, SO23 8BA

Carter Jonas

3, PARCHMENT PLACE, 53 PARCHMENT STREET, WINCHESTER, HAMPSHIRE, SO23 8BA

- **2 bedrooms, 1 ensuite**
- **Kitchen/sitting/dining room**
- **Family bathroom**
- **Courtyard**
- **Allocated parking**
- **Replacement doors and windows**
- **Remainder of 10 year Allianz Insurance Guarantee**
- **EPC rating C**

DESCRIPTION

Set in a courtyard of just three homes, in one of Winchester's most prestigious streets. Built in 2015, this single-storey property is accessed via electric double gates. You enter the courtyard with allocated parking and a private entrance door to the entrance hall, the entrance hall has part vaulted ceiling, storage cupboards and opens through to the open plan kitchen/sitting/dining room, with door and windows opening onto the southerly aspect private patio garden.

The kitchen has been finished to a high standard with a combination of wall, base, and drawer units with a quartz worktop. Built in appliances including double ovens, ceramic hob, dishwasher, washer/dryer, and fridge freezer.

MODERN MEWS HOUSE IN PARCHMENT STREET



Double doors open through to the inner hallway, with doors to the principal bedroom, 2nd bedroom and bathroom. The principal bedroom also opens onto the patio garden, with a range of wardrobes with hanging, shelving and drawer space and access to the ensuite shower room. The ensuite shower and the family bathrooms are fitted with contemporary Duravit suites with Grohe fittings, both bathrooms receive natural light via concealed light tubes.

LOCATION

Set in a small courtyard development of just three homes, Parchment Street is a quintessential city street with wide and varied housing styles, independent retailers and just ¼ mile from the High Street. Winchester offers fantastic commuter links whether that be by road or rail.

ADDITIONAL INFORMATION

Tenure: Leasehold with freehold share. 125 years from March 2016. Freehold – Parchment Place Residents Association.

Annual Service Charge: £576.90. Service Charge Review Period: November 2025.

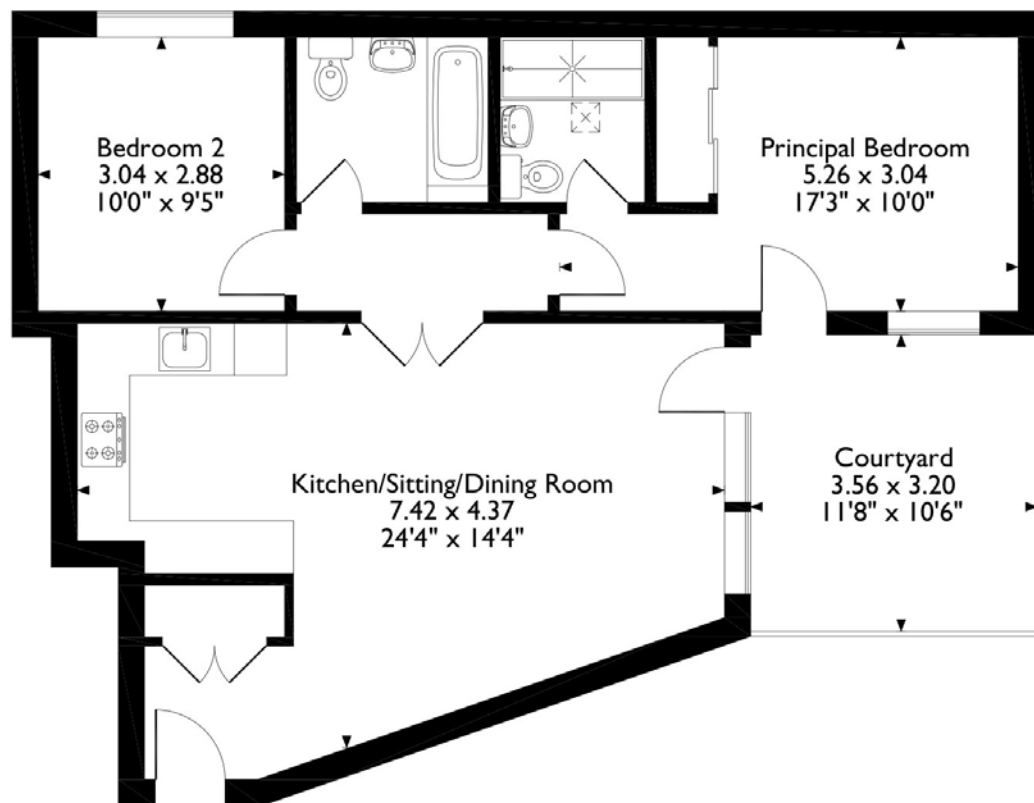
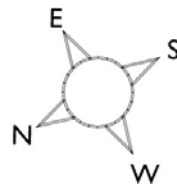
Services: Mains water, electricity, drainage. Under floor heating.

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

Viewing: Strictly by the agent, Carter Jonas.



3 Parchment Place, 53 Parchment Street, Winchester, Hampshire
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchesterresidentialsales@carterjonas.co.uk
9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.