



7 EASTGATE STREET
Winchester, Hampshire, SO23 8EB

Carter Jonas

7 EASTGATE STREET, WINCHESTER, HAMPSHIRE, SO23 8EB

- 1 Bedroom
- Sitting room
- Bathroom
- Kitchen
- Courtyard garden
- EPC rating C

DESCRIPTION

A unique opportunity to acquire an enchanting Grade II listed nineteenth century ground floor apartment with courtyard garden. The property is centrally located within the city. The property provides the opportunity to update and modernise in order to create a stunning flat. The front door provides access to an entrance hall with useful storage cupboard. The sitting room has a large window overlooking the front garden and the kitchen is beyond which provides access to the courtyard garden. The bathroom also accommodates an airing cupboard and immersion heater. The bedroom benefits from the period Georgian style large window.

LOCATION

Eastgate Street is within easy reach of the city centre, Cathedral, college and sporting facilities at the Leisure Centre. The location allows access to well-regarded schools, the railway station (London Waterloo about one hour) and the many facilities of Winchester. Nearby are delightful walks along the River Itchen to St Cross and to the Nature Reserve. Houses in the street date mainly from the mid-19th century and are known for their elegance.

A UNIQUE OPPORTUNITY TO ACQUIRE AN ENCHANTING GRADE II LISTED NINETEENTH CENTURY GROUND FLOOR ONE BEDROOM APARTMENT WITH COURTYARD GARDEN



ADDITIONAL INFORMATION

Tenure: Leasehold. 125 year lease from completion.

Services: Mains electricity, drainage and water. Electric central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

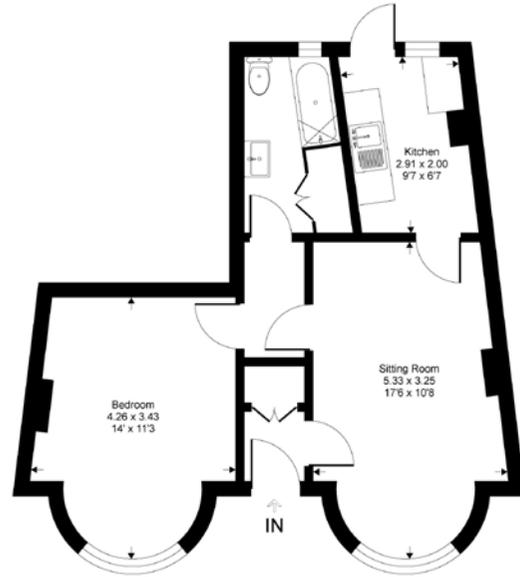
Local Authority: Winchester City Council.

Council Tax: Band B

Viewings: Strictly by appointment with Carter Jonas. 01962 842742.



Eastgate Street, SO23
 Approximate Gross Internal Area = 43.1 sq m / 464 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(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	

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