

76A NORTH WALLS

Winchester, SO23 8DA



Immaculate City Centre garden apartment in heart of Winchester. This charming apartment is tucked away from the hustle and bustle of the City, and is ideal for those looking for a City pad, pied a terre, or investment property. The property is currently tenanted for £1,200 per month, until May 2026 - please enquire for more information.

A communal corridor leads to the flat which is located towards the rear of the building, adding to the feeling of peace and quiet. The moment you enter the apartment, you immediately get a sense of space and light, looking past the living areas to the garden beyond. There is a good sized open plan living room/kitchen, from where there are steps up to a charming mezzanine area. The shower room has been recently updated and the property recently benefitted from a full redecoration.

Outside, the private rear garden is a real treat for a city flat, ideal for unwinding after a long day. It is totally enclosed, southerly facing, and laid mainly to lawn, planted with shrubs and fencing, and with the added benefit of a useful brick garden store.

AT A GLANCE

- **Asking Price: £195,000**
- **Council tax Band A**
- **Permit Parking Available**
- **Private Garden**

BENEFITS

- Very Central Location
- Short Walk to Train Station
- Well Maintained Throughout
- Recently Renovated To Provide New Kitchen and Bathroom

MARTIN & CO

Martin & Co Estate Agents

For over a decade, we've been delivering personalised, efficient assisted buying services in Winchester. Our experienced team is committed to helping you find the perfect residential home, guided by trusted local knowledge.





USEFUL INFORMATION

PARKING: Permit parking is available courtesy of the Winchester City Council, subject to availability.

Council Tax Bnd A, EPC Band D

Broadband (Source: Ofcom)
Standard: Up to 18 Mbps
Superfast: Up to 80 Mbps
Ultrafast: Up to 1000 Mbps

Flood Risk (Source: Govt Environment Agency) Surface Water, Ground Water, Rivers & Seas: all 'very low' risk.

Services: Electric Heating, mains electricity, mains water.

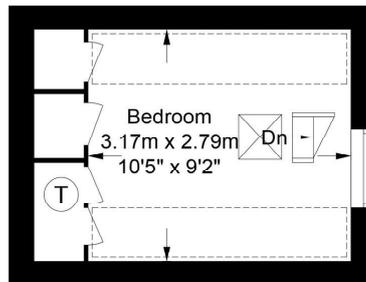
TENURE

Share of freehold - 173 years remaining
Service charges - £200pa
no ground rent

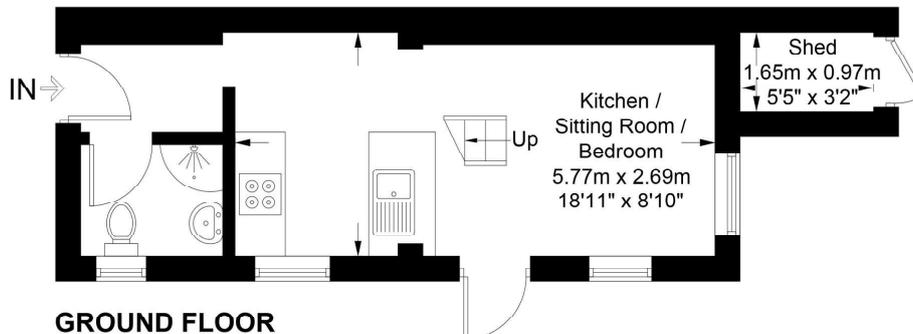
Approximate Gross Internal Area = 30.8 sq m / 331 sq ft
Shed = 1.6 sq m / 17 sq ft
Total = 32.4 sq m / 348 sq ft



 = Reduced head height below 1.5m



FIRST FLOOR



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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