



Old Bakery Yard, Middle Brook Street, Winchester, SO23 8DQ

Winkworth

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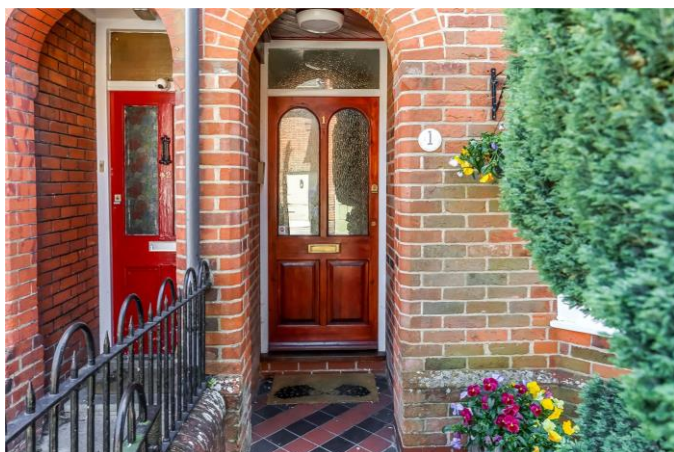
## Superb, Centrally Located Two-Bed Apartment

This well presented, conveniently positioned apartment forms the first and second floors of this period property in central Winchester. The location is wonderful, with excellent access in and out of the city, very good local schools close by and just a short distance to the railway station for commuters.

The property is accessed via a covered porch and own front door leading through to a small hallway and stairs directly to the apartment itself. The light-filled landing leads first to the kitchen/breakfast room which is well equipped with base and eye-level units providing ample storage. Integrated appliances include oven, hob and extractor with room for further appliances such as fridge, freezer and washing machine. There is space for a small table and chairs to create a seating area. The generous living room is lovely and light courtesy of two sash windows to the front.

Stairs rise to the second floor where there are two bedrooms and a bathroom. The principal bedroom has a built-in wardrobe and a considerable amount of eaves storage while the second bedroom also benefits from a built-in wardrobe. The smart bathroom has both a bath and separate shower cubicle and there are two further cupboards on the landing with large amounts of eaves storage.

To the front of the property is a small, well-maintained garden behind a low brick wall. To the rear there is off-street parking in the garage.

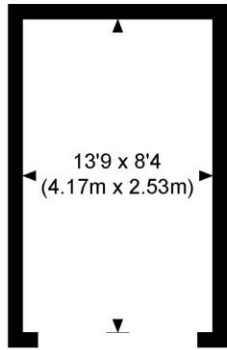




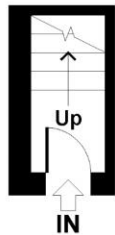
## Old Bakery Yard

Main House = 828 Sq Ft / 76.94 Sq M  
 Eaves Storage = 218 Sq Ft / 20.26 Sq M  
 Garage = 114 Sq Ft / 10.56 Sq M  
 Total = 1160 Sq Ft / 107.76 Sq M

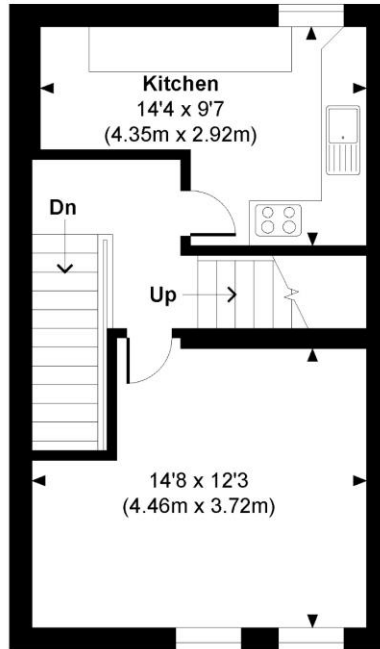
Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.



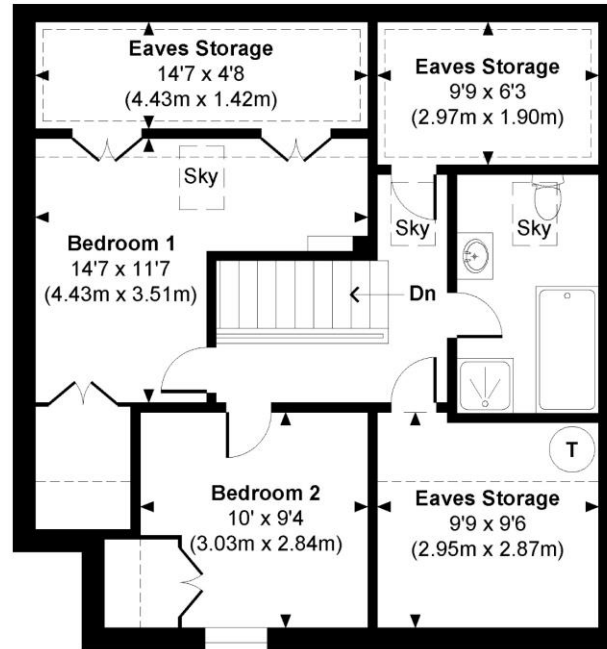
**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

## Old Bakery Yard, Middle Brook Street, Winchester, Hampshire, SO23 8DQ

### Directions

From our offices at 72 High Street turn left and then left into Trafalgar Street. Take the first left into St Clement Street and then left again into Southgate Street, At the lights go left and follow the road round to the right, through the next set of lights. At the crossroads turn right onto North Walls. Turn right at the fork onto Union Street and continue onto Eastgate Street. Take the first right onto Friarsgate, then the second right onto Middle Brook Street. The property can be found on the right-hand side.

### Location

Middle Brook Street is superbly positioned just 0.5 miles from the mainline railway station (links to London Waterloo in approximately 55 minutes), and around 200 yards from the city centre with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. The property is situated in the catchment for good local schools including St Bede Primary and The Westgate Schools, and is close to Peter Symonds College and its grounds. The road itself is very desirable, being populated with lovely Victorian and Edwardian houses which so appeal to Winchester's buyers.

**Tenure:** Leasehold (expires 2117). Ground rent of £50 per annum.

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: C

**EPC rating:** E

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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