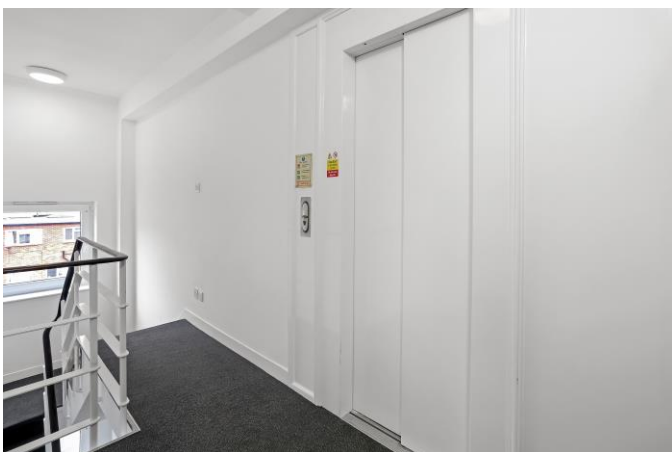




Saxon House, 36 St. Georges Street, Winchester, SO23 8FA

Winkworth



Saxon House, 36 St. Georges Street, Winchester, Hampshire, SO23 8FA

## Superb Apartment in the Heart of the City Centre

A superb second floor apartment forming part of this building in the heart of Winchester, with a wonderful outlook over the city. The property feels incredibly light and is finished with a pleasing contemporary decor throughout. This fantastic home was part of a conversion a few years ago and is ideal for a professional couple or as an investment opportunity.

The apartment can be accessed via stairs or a lift and the front door opens into a large hallway providing access to all the principal rooms. There are two handy storage cupboards here. The spacious open plan kitchen/dining/living room is an inviting space which is flooded with natural light, courtesy of the large windows. The kitchen is sleek and modern with fitted units providing ample cupboard space, and integrated appliances including oven, induction hob and fridge/freezer. There is plenty of space for a table and chairs along with a good-sized living area.

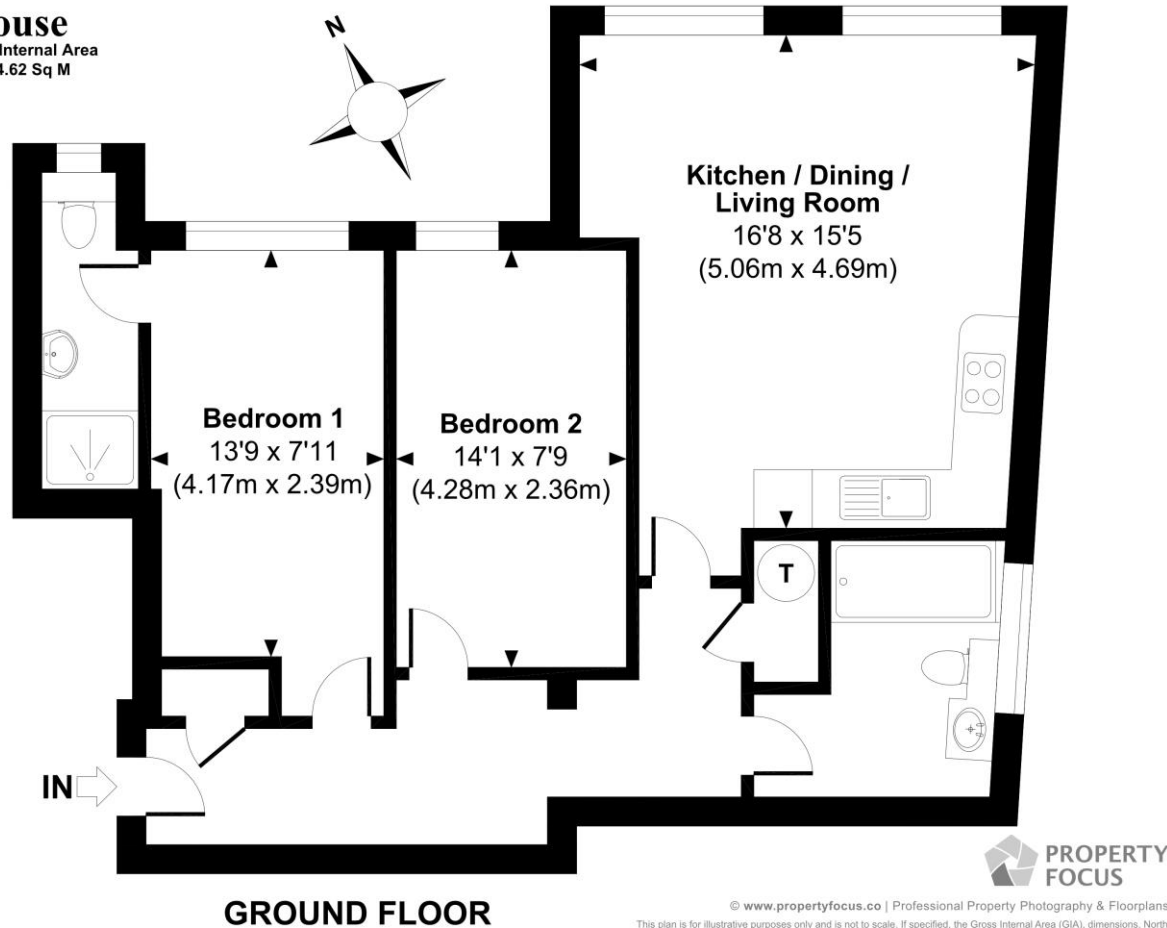
The principal bedroom is a double with the advantage of a smart en-suite shower room. The second bedroom is also a double and is served by the contemporary bathroom which is stylishly finished and has a bath with shower over.





## Saxon House

Approximate Gross Internal Area  
Total = 696 Sq Ft / 64.62 Sq M



## Saxon House, 36 St. Georges Street, Winchester, Hampshire, SO23 8FA

### Directions

Leaving on foot from the Winkworth office in Winchester, proceed to the end of Southgate Street and turn right onto the High Street. Follow the road round to the left onto Jewry Street and take the first right onto St Georges Street. The property can be found on the left-hand side after the turning into St Peter Street.

### Location

Centrally located for easy access to the mainline railway station (links to London Waterloo in approximately 55 minutes), and City of Winchester with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral.

Easy access to the M3 motorway and the A34.

**Tenure:** Leasehold 125 years from 2016

Ground Rent: £250.00 per annum

Service Charge: Variable - £1,500 -£2,000 approx (please speak to agent)

### Services

Mains gas, electricity, water and drainage

### Local Authority

Winchester City Council

### Council Tax Band B

EPC rating: C

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

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**Winkworth**

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