



49 Southgate Street, Winchester, SO23 9EH
Asking Price £475,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Converted from a stunning period building, this immaculate two-bedroom, two-bathroom first floor apartment offers refined living in the heart of the city.

The stylish apartment provides contemporary and practical living, with the open plan kitchen/diner flowing seamlessly into the cosy living area. Ample work surfaces accompany integrated appliances and excellent storage in the kitchen.

The two bedrooms both benefit from ensuite facilities with shower and bath respectively. A further cloakroom and storage cupboard from the hallway provide comfort and convenience.

Located on the first floor, the apartment benefits from a westerly aspect from the three Juliet balconies and an allocated undercover car parking space, with convenience to the lift. There is secure intercom access from Southgate Street.

The sale of Devenish House benefits from no onward chain.

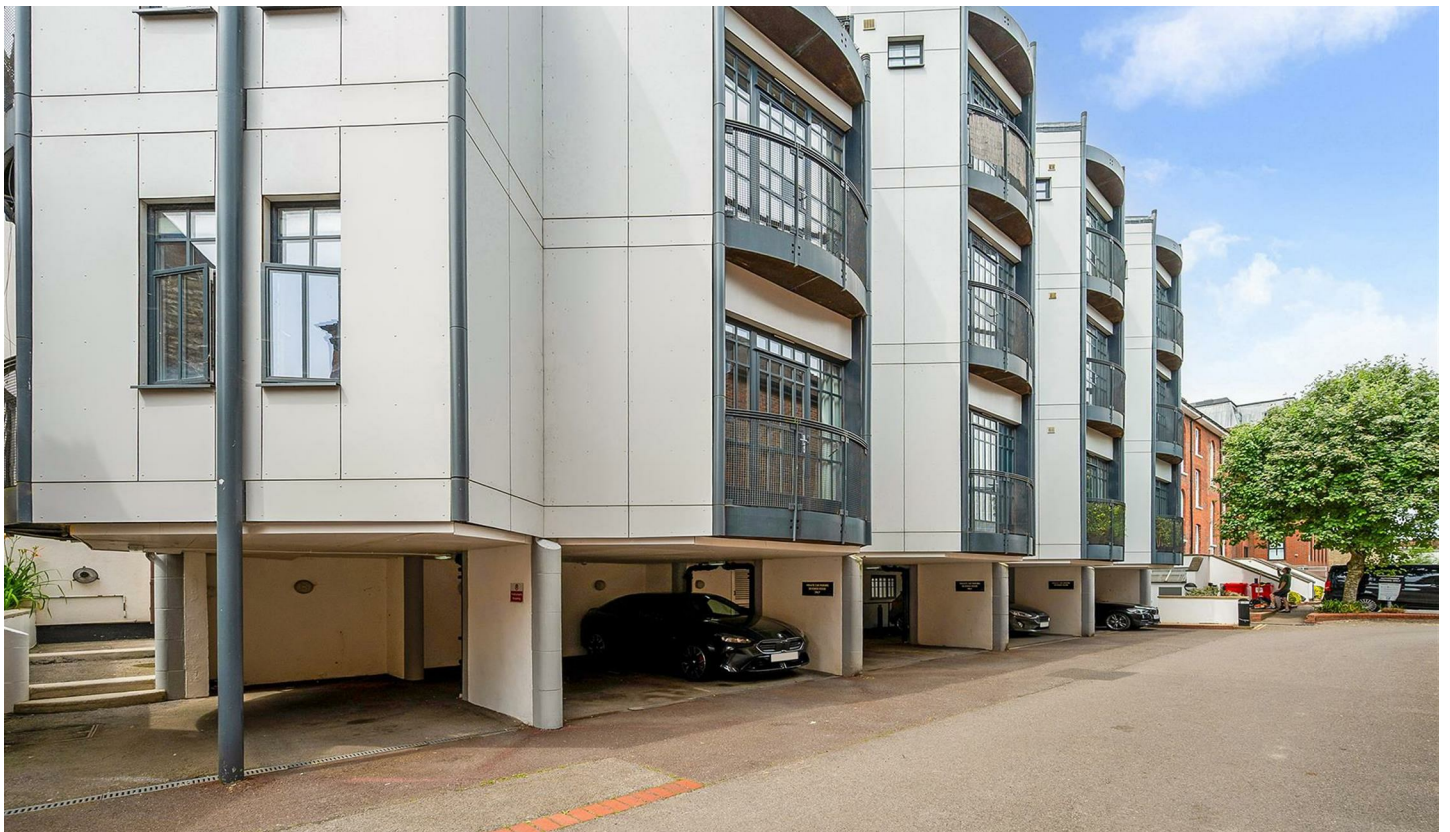




Winchester

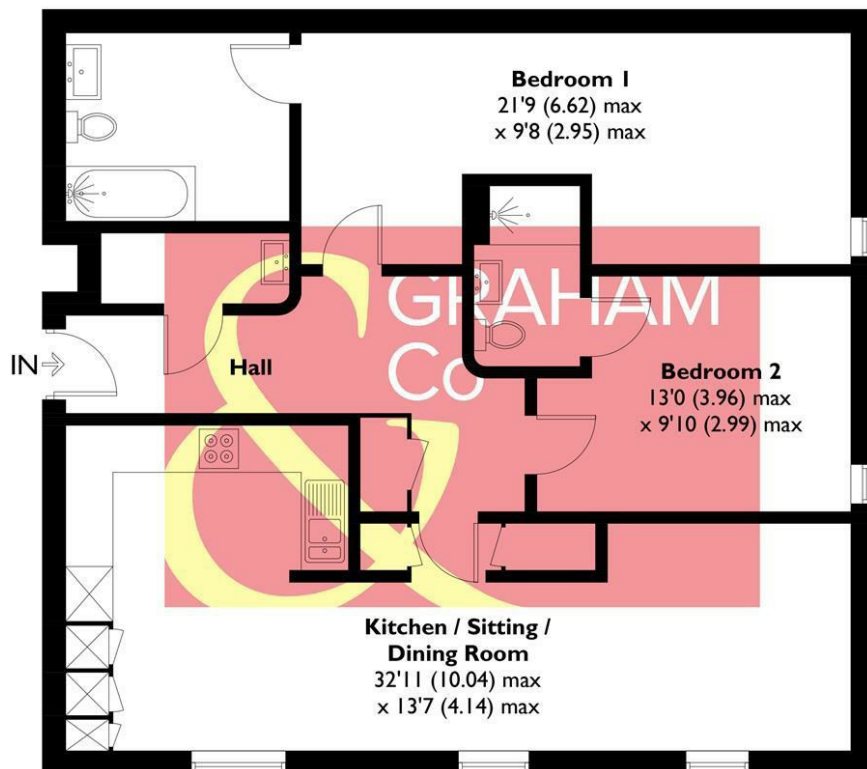
The historic city of Winchester is located on the doorstep, providing numerous shops, boutiques, coffee shops, fine restaurants and contemporary bars, as well as the famous Cathedral, beautiful Water Meadows and numerous other cultural amenities.

Devenish House is located within 0.6 miles of the railway station with direct trains to London Waterloo take approximately an hour. Further transport links are excellent, with easy access to the A34, M3 and M27.





APPROXIMATE GROSS INTERNAL AREA = 981 SQ FT / 91.1 SQ M



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1306767)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		82
(81-94) B		
(69-80) C		
(55-68) D		59
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

