



DYBLES

Southgate Street, Winchester

£525,000

ADDRESS

4 Black Swan Buildings, Southgate Street

EMAIL

winchester@dybles.com

PHONE

01962 866644

WEB

www.dybles.com

Spacious two bedroom apartment, in the city centre, benefiting from two reception rooms.

Dybles are delighted to present to the market, this spacious and modern two bedroom apartment. Located in the thriving city centre of Winchester, the home boasts a wide range of amenities. These include (but are not limited to) transport links which include London commutability, restaurants, shops, supermarkets, bars, pubs, schools and all with being submersed in Winchester's rich history and community. Benefiting from the option of the Help To Buy Scheme, the home is ideal for a variety of buyers which includes, first time purchasers, investors, downsizers, home movers and working professionals.

Upon entry to the ground floor accommodation, you're greeted by an entrance hall equipped with storage. The three piece family bathroom is presented to a modern standard and offers a bath, shower, basin and toilet. Both bedrooms are generously sized and offer comfortable space for a double bed. The principle bedroom benefits from an en suite shower room and access to a Juliet balcony. A very unique benefit of the home is the additional and versatile reception room. Currently furnished as a snug/living room, the space oozes versatility to be transitioned into whatever is required by a prospective purchaser. The final internal composition of the home is the spacious lounge/kitchen/ diner. Presented to a high standard and benefiting a wide range of features, the room is ideal for a purchaser looking for ease with their prospective move. Externally, the home flourishes with allocated parking and a balcony space. An early viewing is advised to avoid disappointment.



Apartment



2 bedrooms



2 bathrooms





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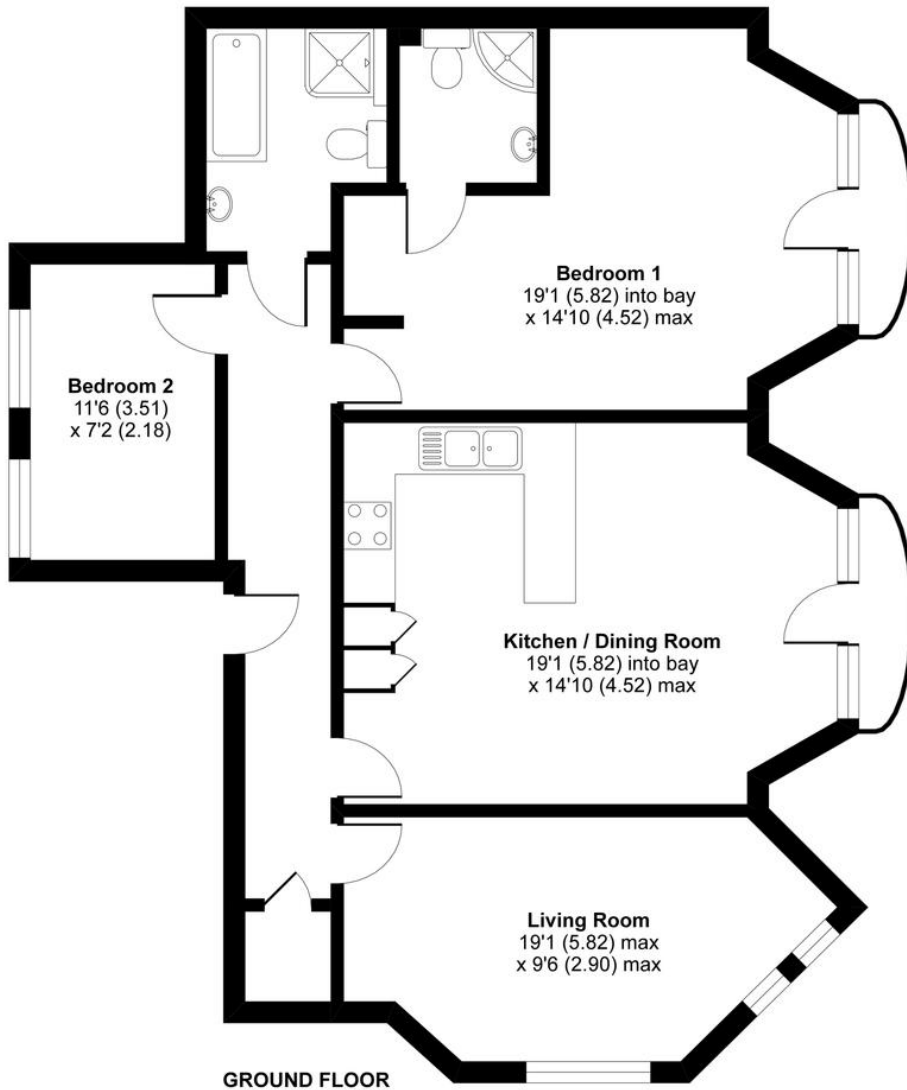
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Devenish House, 51 Southgate Street, Winchester

Total = 957 sq ft / 88.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Dybles. REF: 678544

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 61 | |
| (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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THE PROPERTY MISEDSCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Sdicator or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Soliator. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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