



DYBLES

Southgate Street, Winchester

£650,000

ADDRESS

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Three bedroom apartment located in Winchester City Centre.

Dybles are delighted to present to the market, this spacious and modern three 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, you're greeted by a spacious entrance hall equipped with a downstairs shower room. The third bedroom is generously sized and offers a fantastic level of versatility for a possible home office or additional reception room, depending on the requirements of the prospective purchaser. Flowing from this is the real hub of the home with a large 'L' shaped kitchen/lounge/dining room. This social space is ideal for entertaining friends and family additionally providing ease with it's high finish. The kitchen area benefits from integral units and additional storage/utility area. The ground floor also offers access to the courtyard garden area.

The first floor will not disappoint with two sizeable bedrooms equipped with en suites. Both bedrooms offer comfortable space for a double bed as well as one of them being equipped with fitted storage. The three piece en suite bathrooms consist of a bath, shower, basin and toilet. In keeping with the rest of the home, the first floor is presented to a high standard. Externally the home further flourishes with off road parking and a courtyard garden, a unique feature in the development. An early viewing is advised to avoid disappointment.



Apartment



3 bedrooms



3 bathrooms





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Devenish House, 51 Southgate Street, Winchester

Approximate Area = 1567 sq ft / 145.57 sq m

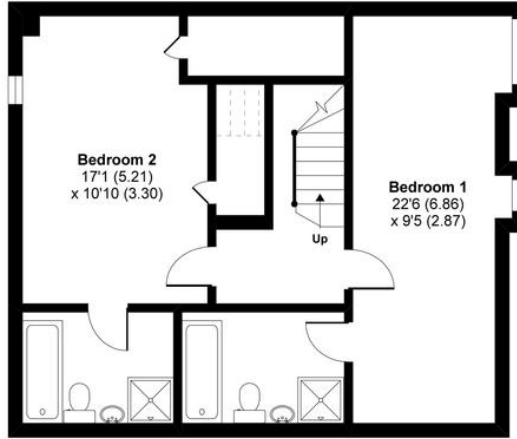
Limited Use Area(s) = 8 sq ft / 0.74 sq m

Total = 1575 sq ft / 146.32 sq m

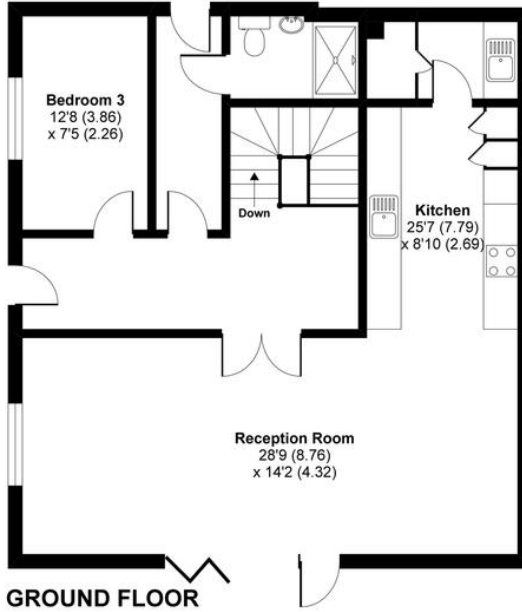
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Dybles. REF: 678541

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(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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