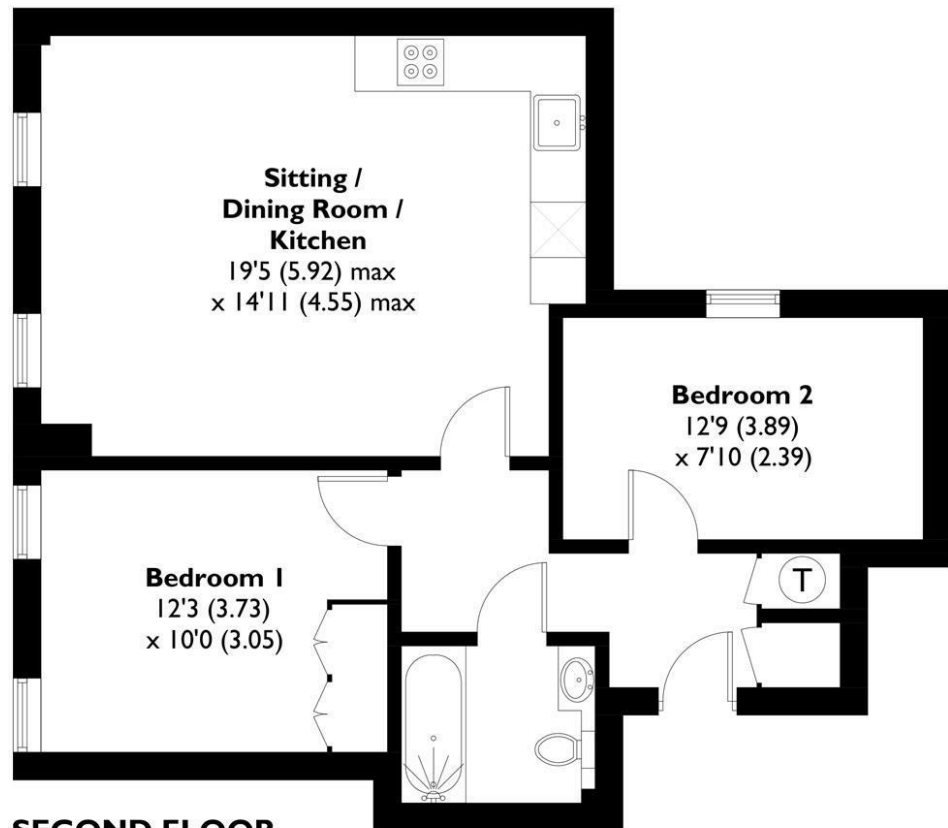
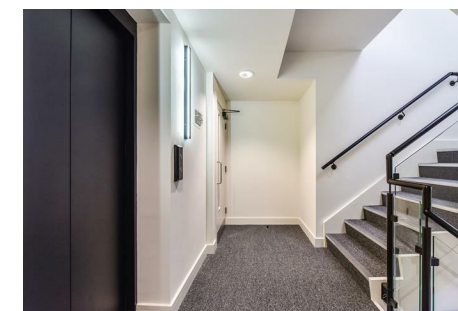


Floor Plan

APPROXIMATE GROSS INTERNAL AREA = 648 SQ FT / 60.2 SQ M



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 (ID1065755)  
Produced for Castles Estate Agents



21a Hyde Street  
Winchester, SO23 7FD

We are pleased to welcome to the market the newly renovated development of Wyeth House, Winchester.

Comprised of 14 high spec apartments all with electric gated secure private off road parking and storage units. The building benefits from a lift, CCTV intercom system and smart controlled electric heating.

This two bedroom apartment is comprised of an open plan kitchen - lounge - diner area, two double bedrooms and a family bathroom.

All apartments feature AEG appliances and Quooker instant hot water taps. There are integrated fridge freezers, dishwashers and washing machines on offer.

The show flats have the option to be purchased fully furnished with all furniture included in the sale.

The building benefits from Winchester Train station only a short 5 minute walk away where you can board a train direct to London Waterloo in 1 hour. Winchester High Street shops are a 10 minute walk away and Southampton Airport only a 13 minute drive away.

For more information or to arrange a viewing please call Castles today.

Asking price £395,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-11) C	
(55-68) D		(10-11) D	
(39-54) E		(10-11) E	
(21-38) F		(10-11) F	
(1-20) G		(10-11) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 21a Hyde Street

Winchester, SO23 7FD



- RECENTLY RENOVATED BUILDING
- LOCK UP STORAGE
- SMART CONTROLLED ELECTRIC HEATING
- HIGH SPEC FINISH THROUGHOUT
- WINCHESTER TRAIN STATION 5 MINUTE WALK AWAY
- PRIVATE GATED OFF ROAD PARKING
- CCTV INTERCOM SYSTEM
- AEG APPLIANCES
- LIFT IN BUILDING
- LONDON WATERLOO IN 1 HOUR

### LOUNGE / KITCHEN / DINING

19'4" x 14'9" (5.9 x 4.5)

### BEDROOM ONE

12'1" x 9'10" (3.7 x 3.0)

### BEDROOM TWO

12'5" x 7'6" (3.8 x 2.3)

### BATHROOM

#### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

#### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

#### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML

check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

#### Lease Information

Lease Length: 150 Years

Service Charge & Ground Rent: £1925 for 2 bedrooms and £1425 for 1 bedrooms.

\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

