



Toby Gullick

INDEPENDENT PROPERTY SPECIALIST

Wharf Hill, Winchester, SO23 9NJ

Guide Price £440,000

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Wharf Mill is positioned in a beautiful and idyllic setting on the River Itchen with a glorious outlook and close to the city centre, with access via entry phone.

The Grade II listed apartment has been renovated and is now presented to an incredibly high standard with exceptional, high quality fittings throughout including a Porcelanosa tiled shower room.

This luxurious apartment comprises, a spacious sitting room, modern kitchen with built in appliances, two double bedrooms with built in wardrobes, and a shower room. There is under floor heating throughout the hall, sitting room, kitchen and bathroom.

The apartment has a long lease hold which has around 950 years left to run.

Authority: Winchester City Council
Council tax band D

Winchester train station 1.3 mile (London Waterloo from 58 minutes), M3 (Junction 9) 1.5 miles, Stockbridge 9.8 miles, Southampton Airport 11 miles. (Time and distances approximate)

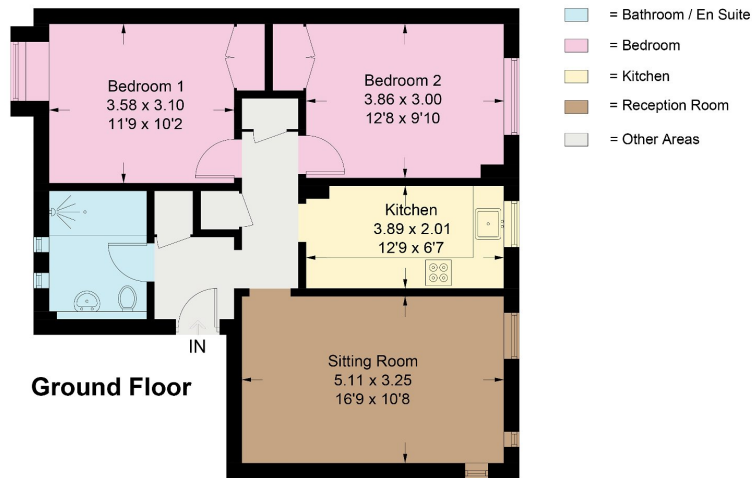
The apartment is located on the banks of the River Itchen, within the historic mill. It is conveniently situated at the edge of the city centre close to the water meadows, with good access to the cathedral grounds and the city centre of Winchester. There is also the famous John Keats' riverside walk which takes you alongside the Wolvesey Castle wall. There are regular direct trains to London Waterloo from Winchester mainline railway station.

St Bede Primary School and The Westgate Secondary School are the catchment area schools. Other nearby schools include The Pilgrims' School, Prince's Mead, Twyford, St Swithun's for girls, Winchester College for boys and Peter Symonds Sixth Form College.



Flat 5, Wharf Mill, Wharf Hill, Winchester, SO23 9NJ

Approximate Gross Internal Area = 66.2 sq m / 713 sq ft



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. (ID1026191)

- Beautifully Positioned Apartment
- One Reception Room
- Underfloor Heating Throughout
- Appealing Views Onto the River Itchen
- Share of Freehold
- Two Double Bedrooms
- Luxurious Shower Room
- Located Close to City Centre and Mainline Station
- Sought After Location
- Permit Parking

