



Connells

Parchment Street
Winchester



Property Description

Connells are delighted to present this charming one-bedroom ground-floor apartment, perfectly nestled in the highly sought-after location of Winchester, this exceptional property offers a unique blend of urban sophistication and historic charm. Its prime location provides unparalleled convenience, allowing residents to immerse themselves in the heart of the vibrant energy of Winchester, offering an ideal blend of comfort and convenience.

The open-plan living space creates a welcoming atmosphere, making it an ideal home or a promising investment opportunity. Enjoy the ease of living with various local amenities in close proximity, enhancing the overall appeal of this residence.

One notable advantage is the absence of an onward chain, streamlining the buying process. Additionally, a lease extension of 99 years has been successfully negotiated with the freeholder, ensuring peace of mind for the future homeowner. This extension will be finalized before the completion of the sale.

For further details or to arrange a viewing, please contact Connells Romsey.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Lounge/Kitchen

13' x 19' 4" (3.96m x 5.89m)

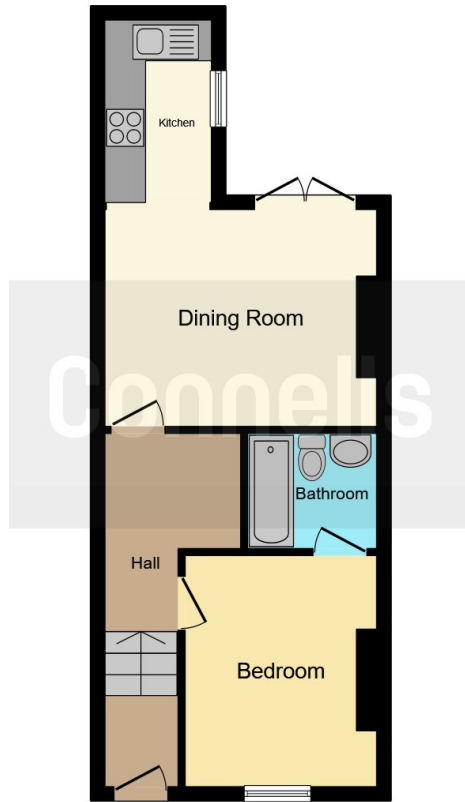
Bedroom One

9' 3" x 11' 1" (2.82m x 3.38m)

Bathroom

5' 5" x 7' 6" (1.65m x 2.29m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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ROMSEY SO51 8GD

EPC Rating: D

view this property online [connells.co.uk/Property/ROM306362](https://www.connells.co.uk/Property/ROM306362)

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ROM306362 - 0005