

**VICTORIA COURT**   
**SHARED OWNERSHIP**  
**WINCHESTER**







# A city on your doorstep...

Imagine stepping onto the pavement outside your new home and already being in the heart of the action.

Victoria Court is a development of two bedroom apartments for sale through shared ownership and developed by Winchester City Council.

It's perfect for both work and play, set just off an established residential road in a central Winchester location, minutes from the train station. Hear the buzz from Jewry Street where local shops and pubs vie for attention between stylish hairdressers and cafes.

*...perfect for both work and play*





# Perfectly positioned...

As England's ancient capital, Winchester is an exciting city steeped in history, yet bursting with the best of modern day amenities, all in the shadow of the impressive cathedral.

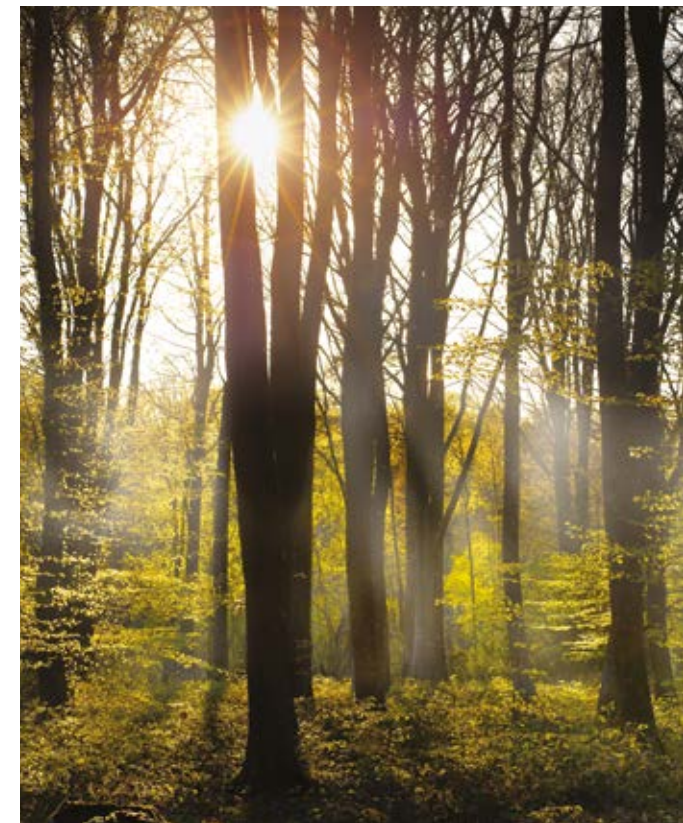
Big stores, independent shops and boutiques nestle next to each other on the bustling, pedestrianised High Street, just an eight-minute walk from Victoria Court.

Take a break from your shopping and watch the world go by, you can choose from a selection of corner coffee shops and pavement cafes. Sip cocktails as the sun goes down in one of the many bars, before heading into the Square and Market Lane to grab something to eat from one of its stylish bars, pubs and restaurants. On Sundays, take it easy by alternating between a visit to the largest Farmer's Market in the UK and the Art and Design market on the High Street, or hit the gym or pool at River Park Leisure Centre, just a short walk away.

While away an afternoon in Winchester's rich, cultural quarter, where with the onset of Spring, the festival season starts, bringing comedy, film and fashion to the city centre.

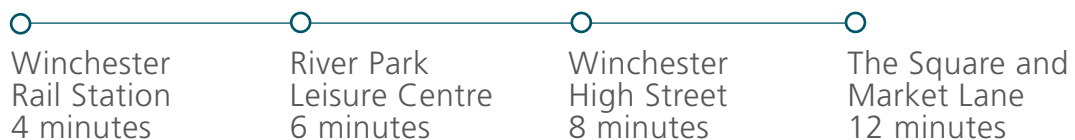
Recognised as one of the best in Europe, the city also hosts an annual Christmas market from late November onwards, to find last minute gifts and decorations or try some delicious seasonal food.

Getting out and about there is something for everybody - from literary walking tours in the city centre, to cycling the newly restored historic railway line 'Viaduct Way'. Winchester is also the ideal base to start exploring the beautiful South Downs countryside.

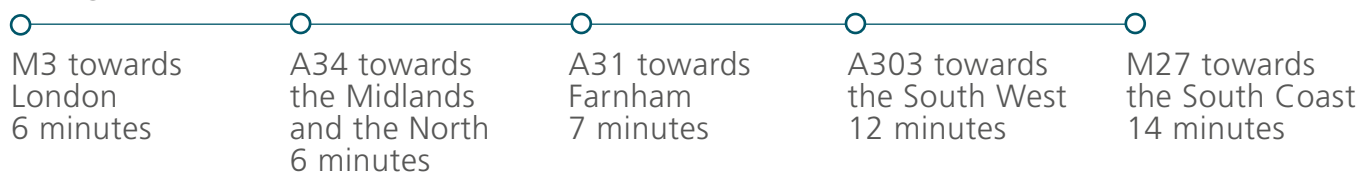




### BY FOOT



### BY ROAD



### BY RAIL



Journey times are representative and may vary according to travel conditions and time of day.  
Source [www.googlemaps.co.uk](http://www.googlemaps.co.uk) and [www.thetrainline.com](http://www.thetrainline.com). Current at time of print July 2017.

# LEVEL PLANS

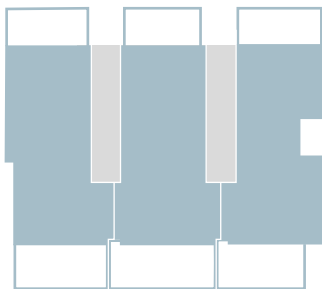
# SITE PLAN



SECOND FLOOR



FIRST FLOOR

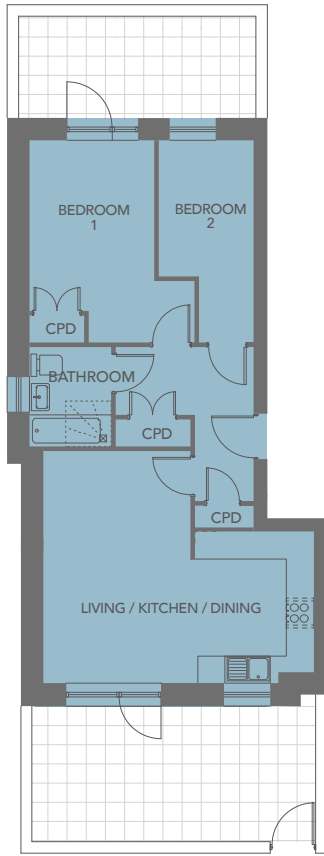


GROUND FLOOR

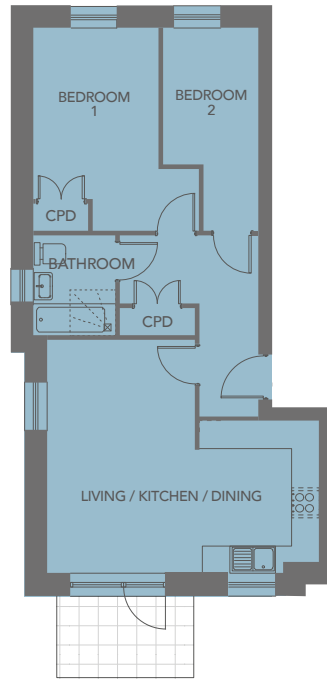


*“welcome home  
to your own space.”*





GROUND FLOOR



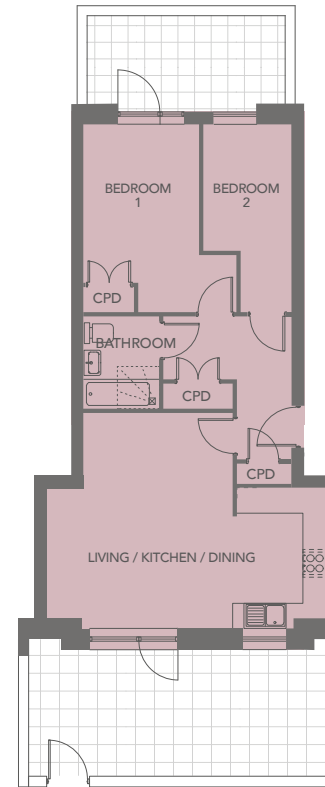
1ST AND 2ND FLOORS

## TYPE 1

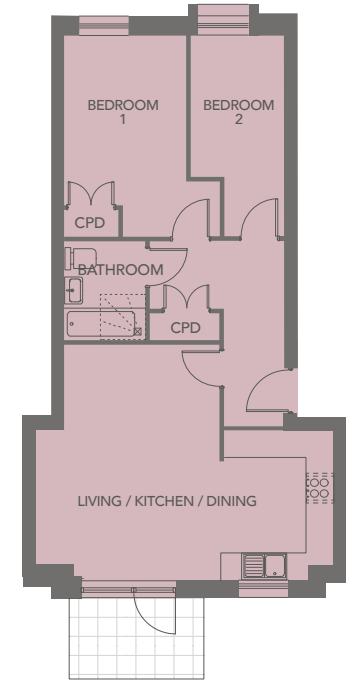
### PLOTS 19, 22 AND 25

#### TWO BEDROOM APARTMENTS

Living / Dining	5.33m x 2.95m	17'6" x 9'8"
Kitchen	3.36m x 3.11m	11'0" x 10'2"
Bedroom 1	4.53m x 2.75m	14'10" x 9'0"
Bedroom 2	4.53m x 2.06m	14'10" x 6'9"



GROUND FLOOR



1ST AND 2ND FLOORS

## TYPE 2

### PLOTS 20, 23 AND 26

#### TWO BEDROOM APARTMENTS

Living / Dining	5.33m x 4.03m	17'6" x 13'3"
Kitchen	3.36m x 2.59m	11'0" x 8'6"
Bedroom 1	4.53m x 2.75m	14'10" x 9'0"
Bedroom 2	4.53m x 2.09m	14'10" x 6'10"

Note: Plot 23 represents the 1st and 2nd floors. The window in Bedroom 2 of Plot 26 matches the style of the window in Bedroom 1 rather than the window shown.





GROUND FLOOR

1ST AND 2ND FLOORS

## TYPE 3

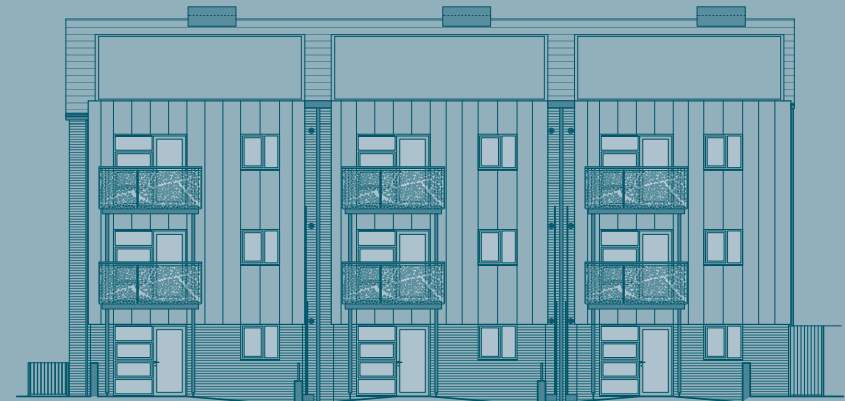
### PLOTS 21, 24 AND 27

#### TWO BEDROOM APARTMENTS

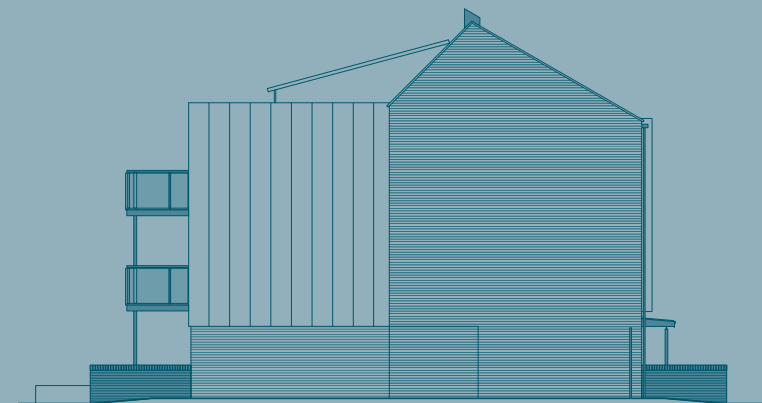
Living / Dining	5.44m x 3.64m	17'10" x 11'11"
Kitchen	3.36m x 2.47m	11'0" x 8'10"
Bedroom 1	4.26m x 2.75m	14'0" x 9'0"
Bedroom 2	2.85m x 2.1m	9'4" x 6'11"
Bedroom 2 (1st & 2nd)	4.27m x 2.1m	14'0" x 6'11"



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



*With every detail thought of for both stylish and practical living, get to know your space at Victoria Court.*

## IF YOU THINK YOU CAN'T AFFORD TO BUY YOUR OWN HOME, THINK AGAIN.

Shared ownership helps people on to the property ladder whether as a first time buyer or as somebody who wants to get back into owning their own home. You'll start by buying a share of your new home and then pay affordable rent on the remaining part which is owned by us.

Then, as time goes on, you can buy more shares in your home, until you own it outright. It may all sound complicated, but it's not... We'll be on hand to talk you through the buying process and ongoing responsibilities of owning a shared ownership property. Don't worry, it's all amazingly straight forward and simple to understand.

Also known as 'part buy, part rent', shared ownership is backed by the government with further support from Winchester City Council. You'll soon understand that this is a great way to become a home owner with all the opportunities and excitement that this brings. We are looking forward to getting you on that first step!

Visit us at **[www.winchester.gov.uk](http://www.winchester.gov.uk)** to register your interest in a home at Victoria Court. You will also need to register your interest in shared ownership with Help to Buy South at **[www.helptobuysouth.co.uk](http://www.helptobuysouth.co.uk)**

# APARTMENT FEATURES

## KITCHENS

- Paula Rosa 'Manhattan' kitchen with cashmere colour doors and drawers with stainless steel-effect handles, 'Harvard Oak' block' laminate worktops and upstands and a glass latte colour splashback
- Zanussi stainless steel hob, oven & extractor hood
- 1.5 Bowl sink unit with 'Bristan Oval Monobloc' mixer tap
- 4 x Track spotlights
- Space for washing machine and fridge/freezer
- Wood-effect vinyl flooring
- White sockets and switches throughout

## BATHROOMS

- Twyford white sanitary ware including bath with overhead shower and glass shower screen
- Ceramic wall tiles in off-white
- Shaver socket
- Circular bulkhead light in chrome
- Electrically-heated stainless steel towel rail
- Wood-effect vinyl flooring

## BEDROOMS

- Built-in wardrobes to master bedroom

## INTERNAL GENERAL FEATURES

- Heating & water: Vaillant Ecotec Plus 825 combination gas boiler with radiators
- Aerial points for FM / digital / ability to pick up Sky and Freeview to lounge and all bedrooms
- Spur for burglar alarm
- White walls, ceilings and woodwork throughout
- Internal doors finished in satin white
- Neutral carpeting throughout except kitchen and bathroom
- Secured by Design increased sound insulation

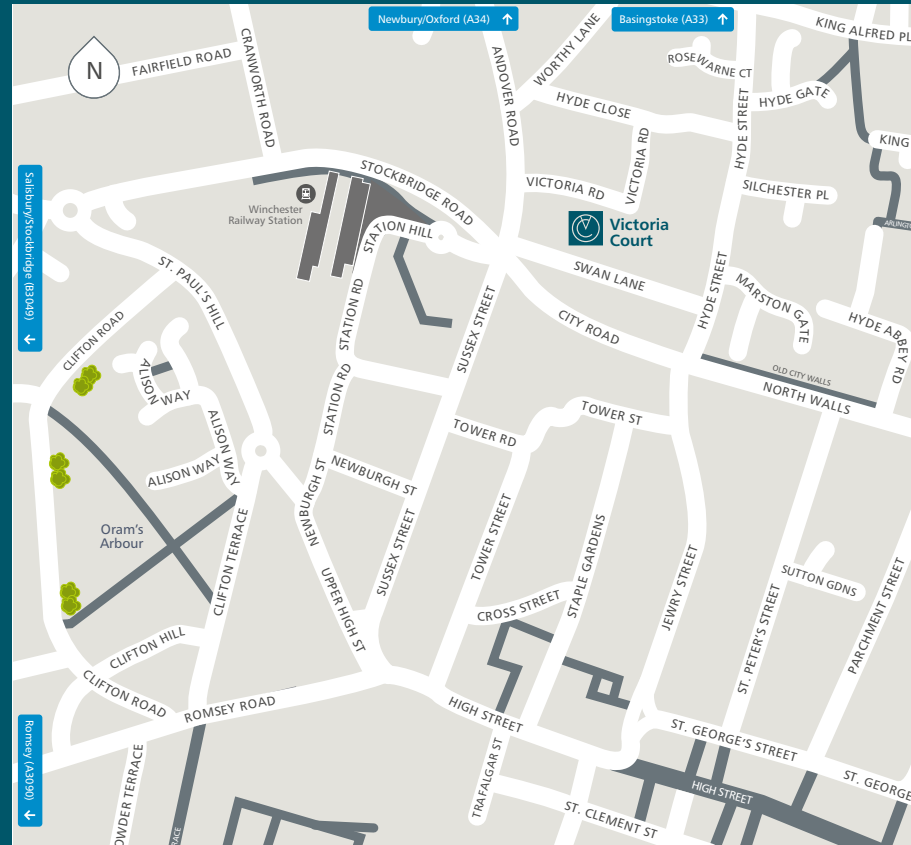
## EXTERNAL GENERAL FEATURES

- Video door entry system to main entrance with phone system to apartments
- Composite aluminium and timber windows
- Private balcony or patio garden to all properties
- Allocated parking available
- Restricted lift access from basement car park to ground floor level. No lift access to first and second floors
- Wheelchair access only to ground floor
- Exclusive communal garden
- Small pets permitted\*
- Full-height vertical bike store
- LABC 12-year building guarantee.

\* Pets are permitted subject to permission from Winchester City Council.



FOR MORE INFORMATION VISIT  
[www.winchester.gov.uk](http://www.winchester.gov.uk)  
 CALL 01962 848075  
 EMAIL [sales@winchester.gov.uk](mailto:sales@winchester.gov.uk)



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Property Misdescriptions Act (1991): These details are believed to be correct at the time of print. Winchester City Council reserve the right to make variations, as the building works progress these could be required. All room dimensions are approximate and may vary, please do not rely on them for furnishings. Winchester City Council reserve the right to make variations in the tenure at any time.

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