



Marston Gate, Winchester, Hampshire, SO23 7DS





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Superb Duplex Apartment with the City on the Doorstep

At 1,576 sq ft, this generous apartment is superbly presented and offers excellent accommodation over two floors in a duplex style. The bedrooms are therefore on a different floor from the plentiful reception spaces; a spacious, cleverly conceived arrangement, perfect for grand city living. The location is wonderful, situated just off Hyde Street and therefore moments from the city centre and all its amenities. The apartment features two balconies and a private terrace, as well as extensive communal gardens, and it enjoys that rare commodity of allocated city-centre parking.

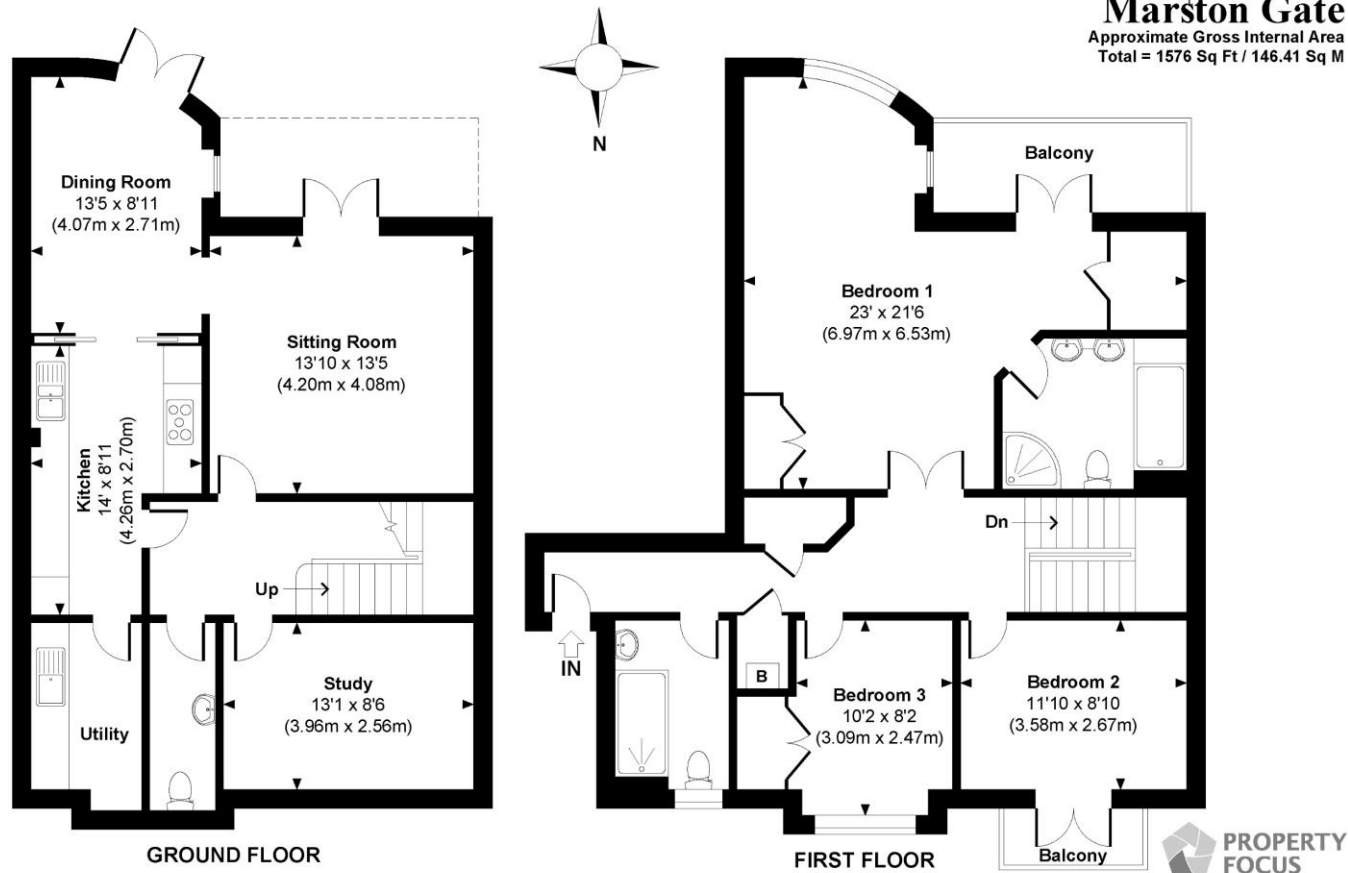
The front door leads into a spacious hallway on the first floor, from which three excellent bedrooms can be reached. The principal bedroom is a large, bright room with plenty of built-in wardrobes and direct access to a super balcony and a generous en-suite with his and hers wash basins, bath and separate shower cubicle. Bedroom two also has the benefit of its own balcony and, along with bedroom three, has use of the family bathroom.

Stairs lead down to the ground floor where the fantastic living space can be found, which includes a smart fitted kitchen, utility room, large sitting room, separate dining room, a good sized study and a WC. The practical and attractive kitchen has an array of base and eye-level units with fitted appliances including dishwasher, fridge, freezer, hob and ovens. There are further units in the useful utility room which is just off the kitchen.

Doors lead from both the sitting and dining room out to a terrace with ample room for table and chairs. This area has a very pleasant outlook across the lovely, landscaped gardens at the rear of the property which can be enjoyed by all the residents. There is an allocated parking space at the front of the property as well as further visitor parking.



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Directions

From our offices in Southgate Street, turn right at the traffic lights and follow the road round to the left onto Jewry Street. At the next set of lights go straight over onto Hyde Street, and Marston Gate is the first road on the right-hand side. The property can be found in the block on the right-hand side.

Location

Located in the desirable area of Hyde, close to Winchester city centre and a short distance to the railway station, with links to London Waterloo in approximately 60 minutes. A short walk to the High Street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, leisure centre, museums and, of course, the City's historic Cathedral. The M3 motorway, A34 and A33 are also easily accessible from this location. The property benefits from being in the St Bede Primary and Westgate All Through school catchments.

Tenure: Leasehold – 125 years from 1999

Service Charge: £4,617.52 per annum, paid every 6 months - Includes: estate charge, building insurance, window cleaning every quarter, full external redecoration every 3 years, gardeners and arboriculturists (all flower beds/ lawns/ hedgerows etc tended to twice a week), internal communal areas cleaned once a week, parking areas kept swept and tidy and repainted as and when needed, video entry phone system management.

Services - Mains gas, electricity, water and drainage

Winchester City Council, Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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