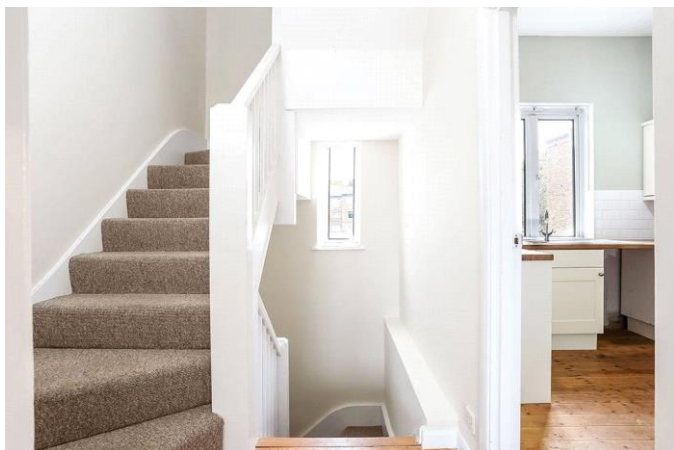




Cossack Lane House, Lower Brook Street, Winchester, SO23 8EG

Winkworth

Cossack Lane House, Lower Brook Street, Winchester, SO23 8EG



Spacious Three Double Bedroom Maisonette with Parking

This particularly spacious maisonette is located in the heart of Winchester, offering flexible accommodation over four floors, allocated parking for one car and has recently been redecorated throughout. The property is very conveniently situated right in the heart of Winchester and yet in a quiet position just a couple of minutes' walk from the shops.

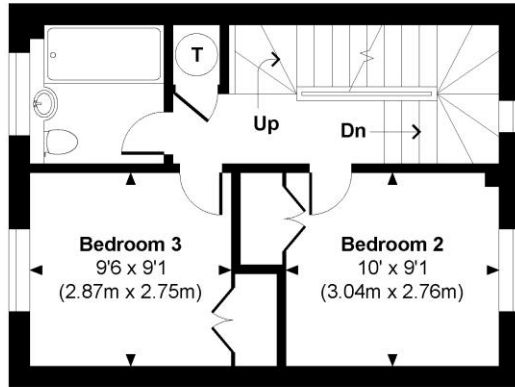
The property has its own front door which leads to a hallway with a large utility room at one end and a handy downstairs cloakroom. On the first floor the refitted kitchen has plenty of base and eye level units with integrated appliances including oven, hob and extractor and space for further appliances. There is a separate, generous sitting/dining room on the first floor with two windows allowing plenty of natural light. Stairs rise to the second floor where there are two good-sized double bedrooms, both with practical built-in wardrobes, and a smart family bathroom with bath and shower over. The top floor of this excellent property has an impressively large, dual-aspect, principal bedroom at almost 20ft wide. This room also has the advantage of its own spacious, contemporary en-suite shower room with a generous in-built wardrobe.

The maisonette has its own private off-street parking space within the grounds of Cossack Lane House.

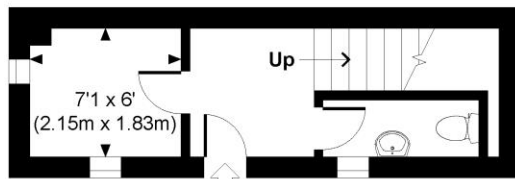


Cossack Lane House

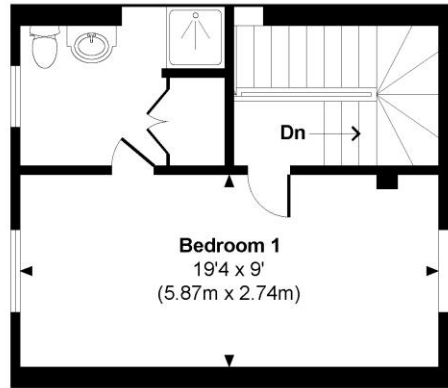
Approximate Gross Internal Area
Total = 1159 Sq Ft / 107.70 Sq M



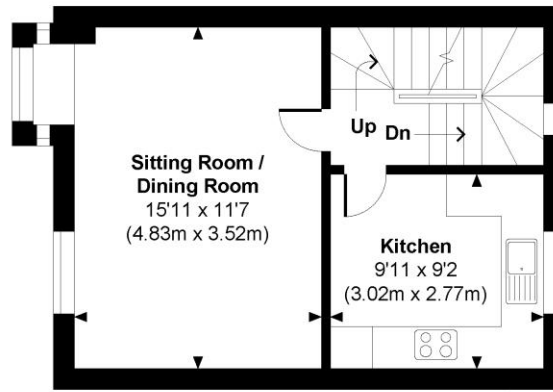
SECOND FLOOR



GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Cossack Lane House, Lower Brook Street, Winchester, SO23 8EG

Directions

Leaving on foot from the Winkworth office in Winchester, proceed to the end of Southgate Street and turn right onto the High Street. Follow the road round to the left onto Jewry Street and take the first right onto St Georges Street. Continue into Silver Hill, following the road round to the left. Lower Brook Street can be found straight ahead, over Friarsgate, and Cossack Lane House is on the left.

Location

Lower Brook Street is superbly positioned for easy access to the mainline railway station (links to London Waterloo in approx 55 minutes), and city with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral.

Tenure: Leasehold. 995 years from 1978.

Maintenance charge £630.40 for the six-month period from 1 Jan 2024 to 30 Jun 2024 to include service charge, buildings insurance, management fees and lift fund.

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: E

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

Winkworth Winchester

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Winkworth

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