

St Paul's Steps, Fulflood

WINCHESTER

A development by Trinity 3 Developments Limited



St Paul's Steps, Winchester is a modern development of eight new dwellings, ranging from a studio apartment to townhouses situated in the popular residential area of Fulflood and available as freehold or shared freehold.

Its discrete location is within easy walking distance of the railway station, shops, takeaways and eating places, pubs, a music venue, a park overlooking the city and a playground. The development is within the catchment for the Westgate 'all-through' School, which is within easy walking distance.

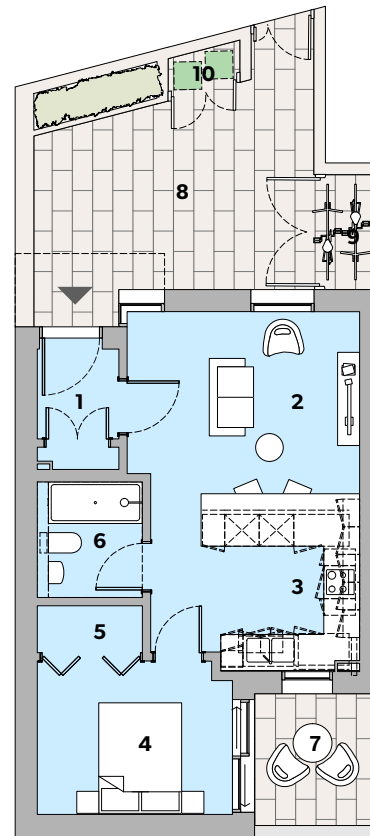
All enquiries to Winkworth.

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Winchester.
SO23 9DT

tel: 01962 866777
e-mail: winchester@winkworth.co.uk

Winkworth





1. entrance lobby
2. lounge
3. kitchen
4. bedroom
5. storage
6. bathroom
7. private courtyard garden
8. entrance courtyard garden
9. secure bicycle store
10. bin store

Ground floor

No. 1: Apartment

Description:

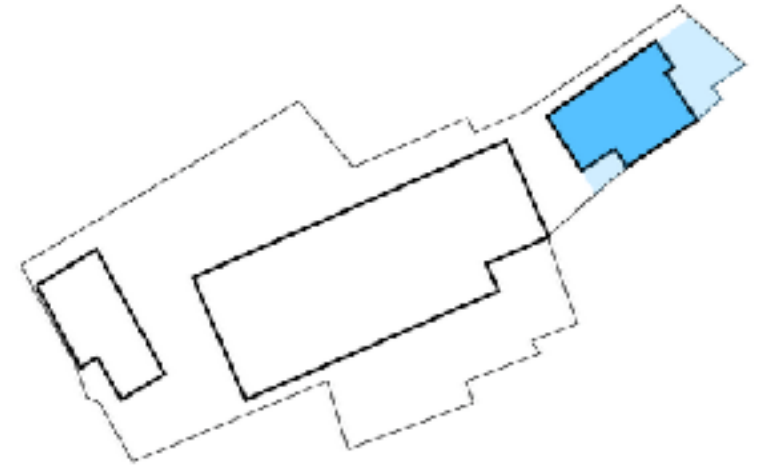
A ground floor single-bedroom apartment with some accessible features including two courtyard garden spaces. The apartment fronts St Paul's Hill and is accessed through a generous and enclosed east-facing courtyard garden which incorporates dedicated wheely-bin storage, covered secure cycling storage, raised planters and railings. The layout is compact and well lit with the addition of a private rear courtyard large enough for outside table and chairs. High-quality fixtures and fittings are provided throughout the apartment making it comfortable and highly convenient for a buyer looking to live within the city close to all amenities needed.

Gross Internal Area :

45.5 sq m / 489 sq f

45.5 sq m / 489 sq ft

Gross Internal Ground Floor:



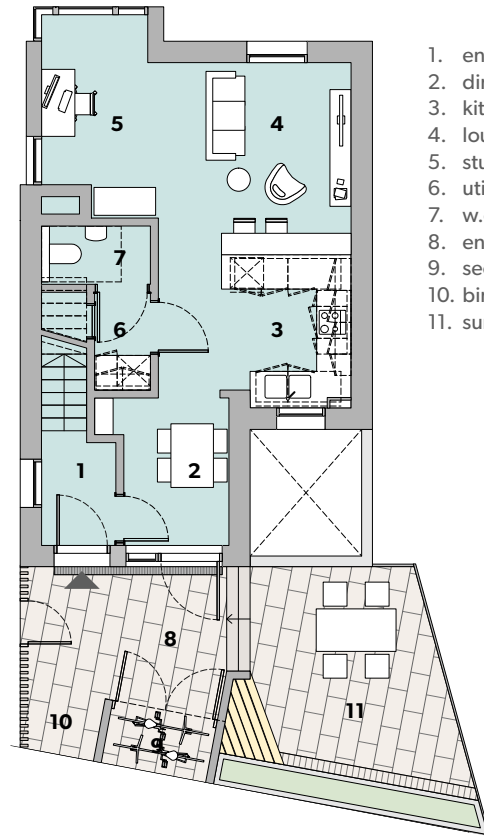
Features:

Internet hard-wired.
Efficient gas central-heating.
Low-maintenance external construction.

Warranty / Insurances:

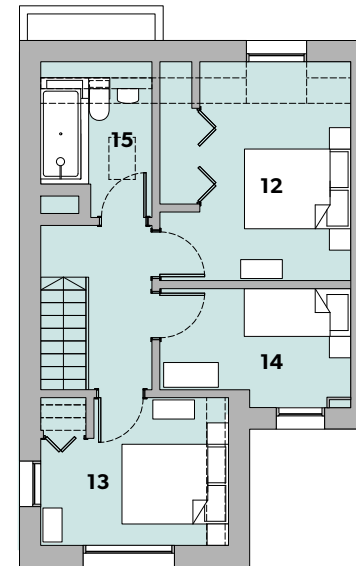
Full 10 - year insurance back new-build structural warranty.
Aluminium/timber doors and windows to PAS 24 security level recognised by home insurers.

the development is a short walk to the railway station



- 1. entrance lobby
- 2. dining
- 3. kitchen
- 4. lounge
- 5. study
- 6. utility
- 7. w.c.
- 8. entrance courtyard garden
- 9. secure bicycle store
- 10. bin store
- 11. sunken courtyard garden

Ground floor



- 12. principal bedroom
- 13. double bedroom
- 14. single bedroom
- 15. family bathroom

First floor

No. 2: Maisonette

Description:

A two-storey maisonette which is accessed from St Paul's Steps, via a private courtyard garden. Entrance level has a generous open-plan feel, hosting a lounge, kitchen and dining space plus a discrete utility/wc. An east-facing bay window fronts St Paul's Hill and provides framed views towards lower Fulflood. At first floor the maisonette provides three generous-sized bedrooms and a family bathroom. The courtyard garden is split level and has a lowered outdoor dining/entertaining space, as well as convenient wheely-bin and cycle storage. High-quality fixtures and fittings are provided throughout the maisonette; an ideal dwelling for a buyer looking to live/work within the city.

Gross Internal Area :

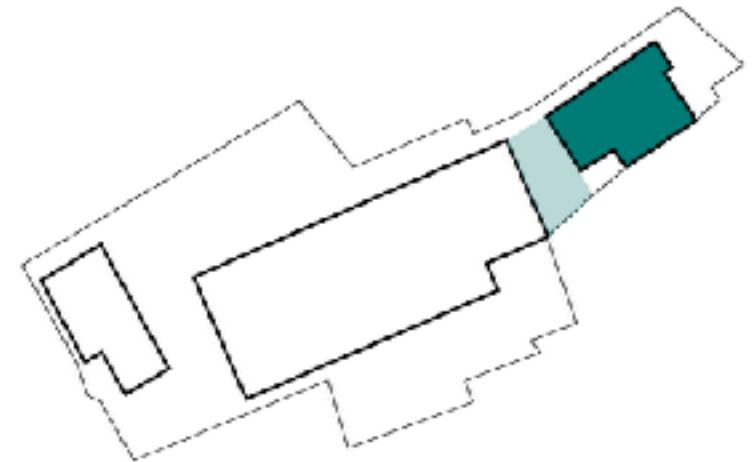
96.3 sq m / 1036 sq ft

49.2 sq m / 529 sq ft

Gross Internal Ground Floor:

47.1 sq m / 507 sq ft

Gross Internal First Floor:



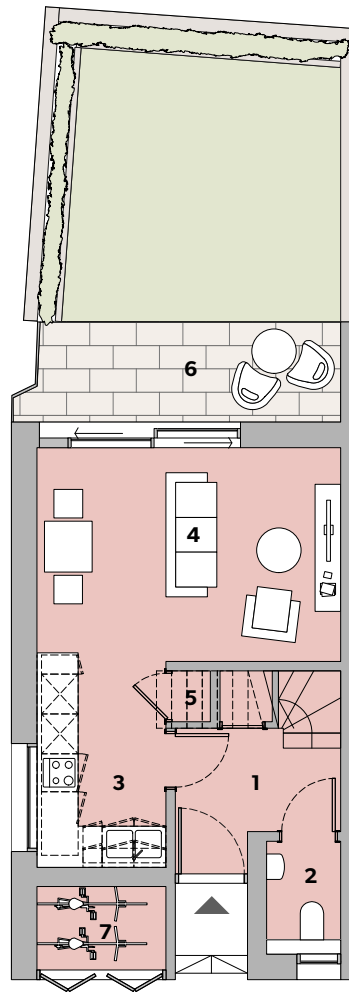
Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

A short walk to the town centre



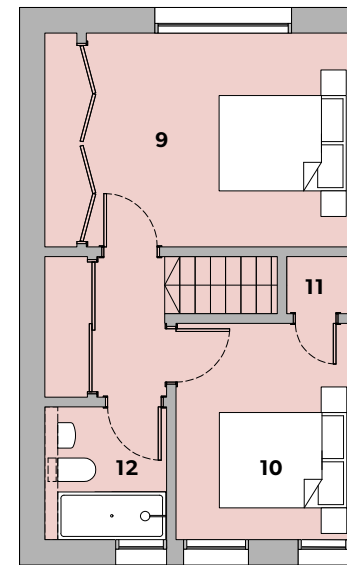
- 1. entrance lobby
- 2. w.c.
- 3. kitchen
- 4. lounge / diner
- 5. store
- 6. courtyard garden
- 7. secure bicycle store

In communal area:

- 8. *dedicated bin store

8*

Ground floor



- 9. principal bedroom
- 10. double / twin bedroom
- 11. bedroom store
- 12. family bathroom

First floor

No.3: Townhouse

Description:

A two-bedroom end-of-terrace townhouse which is accessed from St Paul's Steps. The house has well-proportioned ground and first floor rooms including an open-plan lounge/diner and two double bedrooms with built in storage cupboards. The house benefits from an enclosed south-facing courtyard garden as well as convenient and secure wheely-bin and cycle storage. High-quality fixtures and fittings are provided throughout the dwelling, which will suit a couple or small family looking to live/work within the city.

Note: A nearby dedicated car parking space is currently being negotiated for the property and may be included in the sale or made available as a separate opportunity post-completion.

Gross Internal Area :

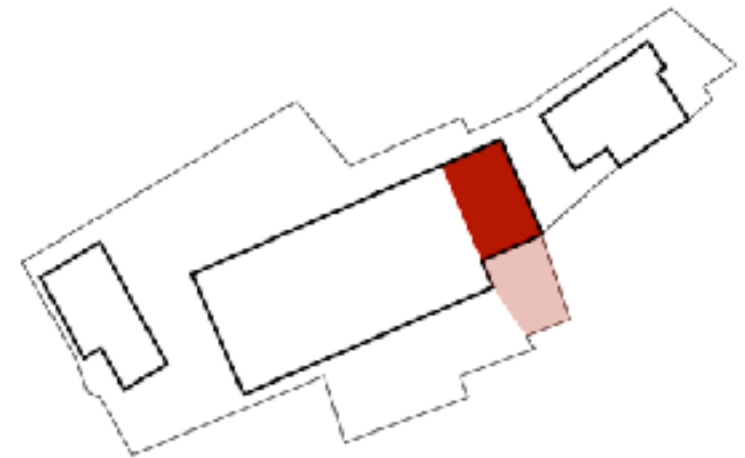
77 sq m / 828 sq ft

38.5 sq m / 414 sq ft

Gross Internal Ground Floor:

38.5 sq m / 414 sq ft

Gross Internal First Floor:



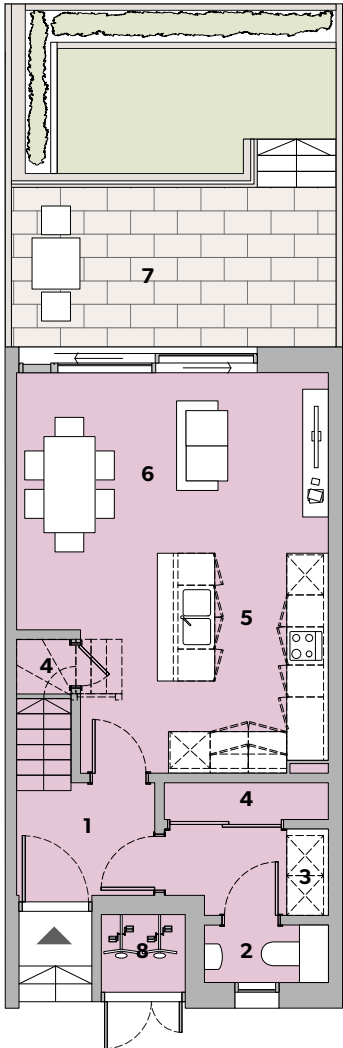
Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

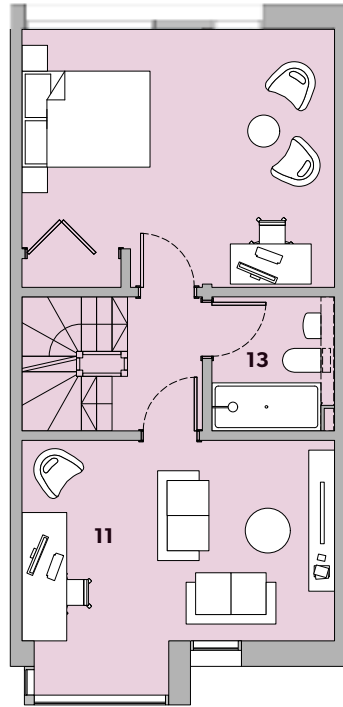
a nearby convenient store is virtually on the doorstep



- 1. entrance lobby
 - 2. w.c.
 - 3. utility
 - 4. store
 - 5. kitchen
 - 6. lounge / diner
 - 7. courtyard garden
 - 8. secure bicycle store
- In communal area:
- 9. *dedicated bin store
 - 10. *dedicated car parking space

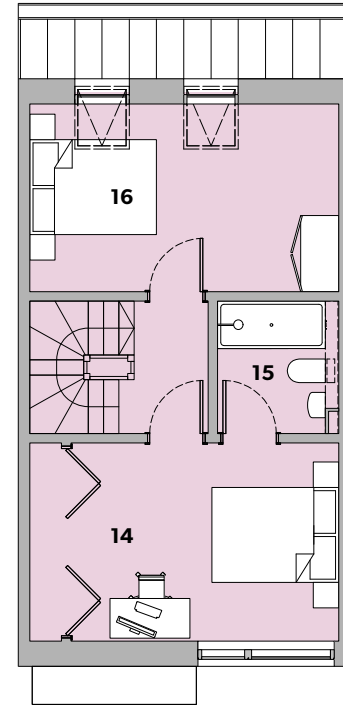
9* / 10*

Ground floor



- 11. lounge
- 12. double / twin bedroom
- 13. family bathroom

First floor



- 14. principal bedroom
- 15. en-suite bathroom (shower)
- 16. double / twin bedroom

Second floor

No.4: Townhouse

Description:

A spacious, three-bedroom, mid-terrace townhouse which is accessed from St Paul's Steps. The house has well-proportioned ground, first and second floor rooms including an open-plan family kitchen/diner/lounge room at ground floor, a first floor lounge with bay window, two double bedrooms and one double ensuite bedroom, all with built in storage cupboards. The principal bedroom enjoys long views over Fulflood to the north. The house benefits from an enclosed south-facing split-level courtyard garden as well as convenient and secure wheely-bin and cycle storage. High-quality fixtures and fittings are provided throughout the house. This is an ideal family home offered with a dedicated car parking space.

Gross Internal Area :

135.3 sq m / 1456 sq ft

46.5 sq m / 500 sq ft

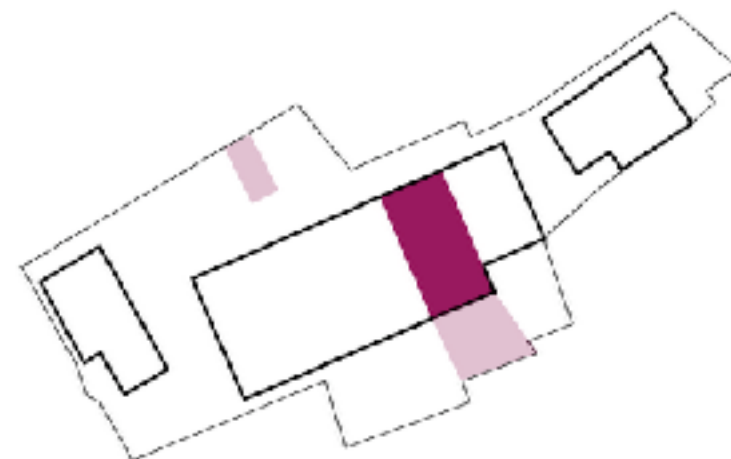
Gross Internal Ground Floor:

47.7 sq m / 513 sq ft

Gross Internal First Floor:

41.1 sq m / 442 sq ft

Gross Internal Second Floor:



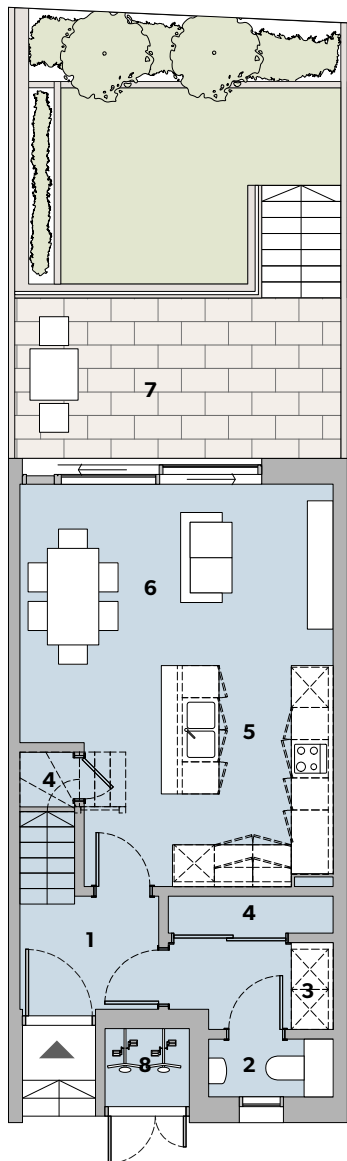
Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

Westgate 'all-through' School (within catchment) is within a few minutes walk



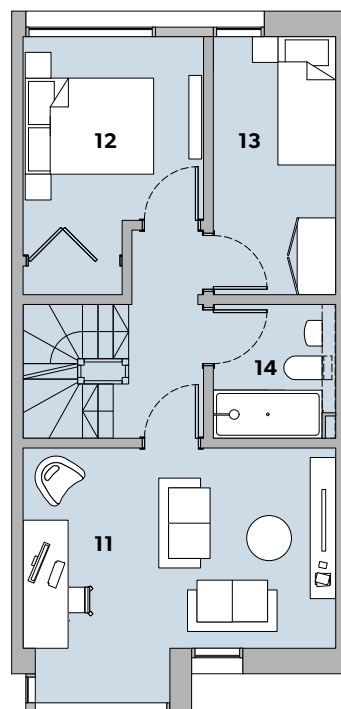
9* / 10*

Ground floor

1. entrance lobby
2. w.c.
3. utility
4. store
5. kitchen
6. lounge / diner
7. courtyard garden
8. secure bicycle store

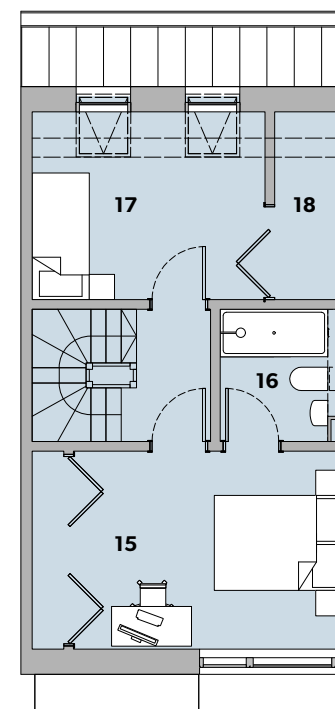
In communal area:

9. *dedicated bin store
10. *dedicated car parking space



First floor

11. lounge
12. double / twin bedroom
13. single bedroom
14. family bathroom



Second floor

15. principal bedroom
16. en-suite bathroom (shower)
17. double / twin bedroom
18. storeroom

No.5: Townhouse

Description:

A spacious, four-bedroom, mid-terrace townhouse which is accessed from St Paul's Steps. The house has well-proportioned ground, first and second floor rooms including an open-plan family kitchen/diner/lounge room at ground floor, a first floor lounge with bay window, a double bedroom, a twin bedroom, a double en-suite bedroom all with built in storage cupboards and a further single bedroom. The principal bedroom enjoys long views over Fulflood to the north. The house benefits from an enclosed south-facing split-level courtyard garden as well as convenient and secure wheely-bin and cycle storage. High-quality fixtures and fittings are provided throughout the house. This is an ideal family home offered with a dedicated car parking space.

Gross Internal Area :

135.3 sq m / 1456 sq ft

46.5 sq m / 500 sq ft

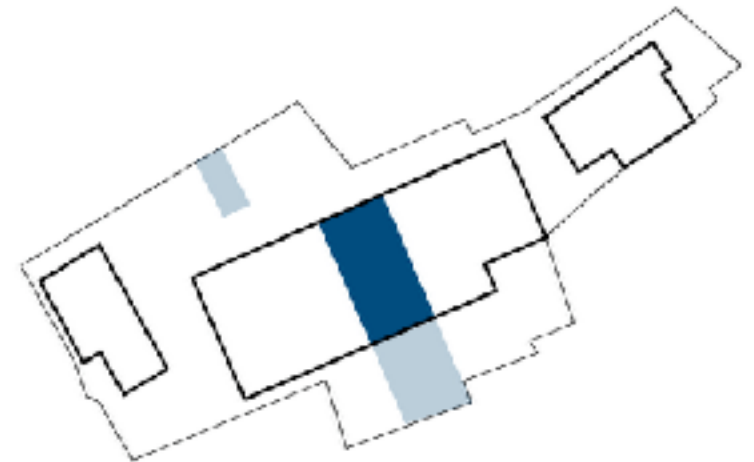
Gross Internal Ground Floor:

47.7 sq m / 513 sq ft

Gross Internal First Floor:

41.1 sq m / 442 sq ft

Gross Internal Second Floor:



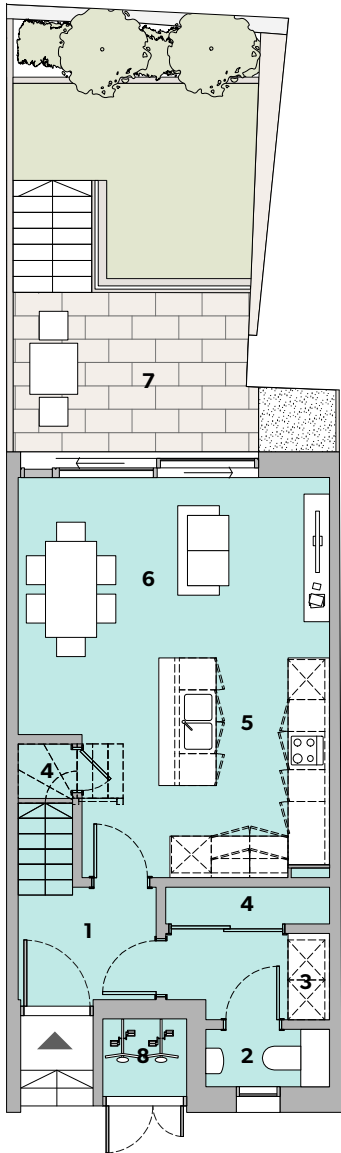
Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

Orams Arbor open space and children's play park is within a few minutes walk



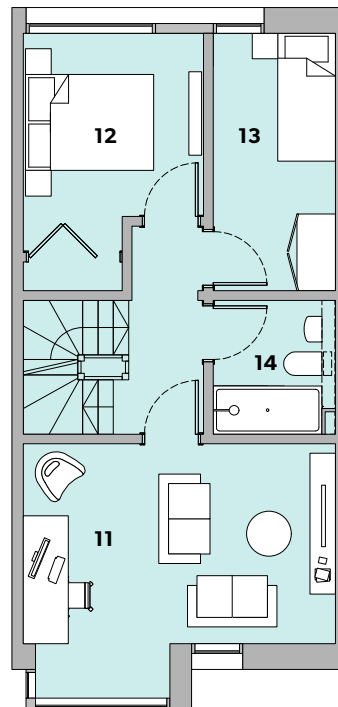
9* / 10*

Ground floor

1. entrance lobby
2. w.c.
3. utility
4. store
5. kitchen
6. lounge / diner
7. courtyard garden
8. secure bicycle store

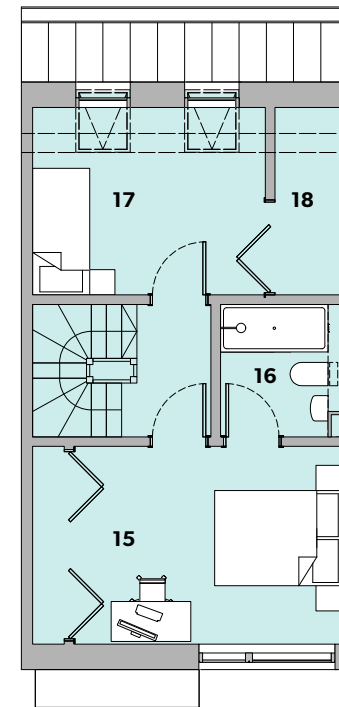
In communal area:

9. *dedicated bin store
10. *dedicated car parking space



First floor

11. lounge
12. double / twin bedroom
13. single bedroom
14. family bathroom



Second floor

15. principal bedroom
16. en-suite bathroom (shower)
17. double / twin bedroom
18. storeroom

No.6: Townhouse

Description:

A spacious, four-bedroom, mid-terrace townhouse which is accessed from St Paul's Steps. The house has well-proportioned ground, first and second floor rooms including an open-plan family kitchen/diner/lounge room at ground floor, a first floor lounge with bay window, a double bedroom, a twin bedroom, a double en-suite bedroom all with built in storage cupboards and a further single bedroom. The principal bedroom enjoys long views over Fulflood to the north. The house benefits from an enclosed south-facing split-level courtyard garden as well as convenient and secure wheely-bin and cycle storage. High-quality fixtures and fittings are provided throughout the house. This is an ideal family home offered with a dedicated covered car parking space.

Gross Internal Area :

135.3 sq m / 1456 sq ft

46.5 sq m / 500 sq ft

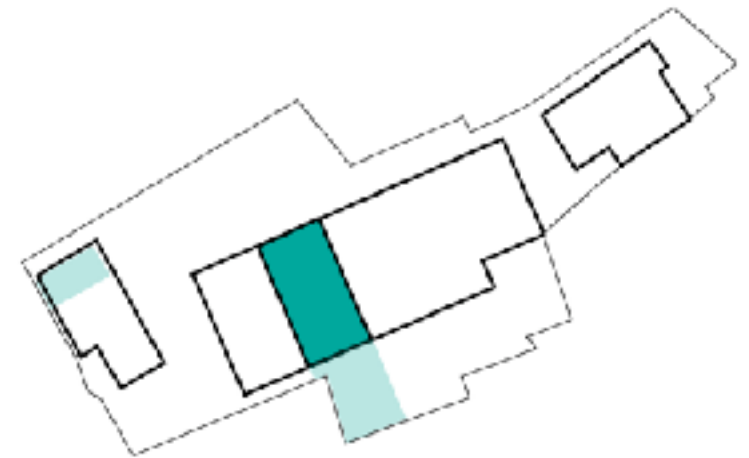
Gross Internal Ground Floor:

47.7 sq m / 513 sq ft

Gross Internal First Floor:

41.1 sq m / 442 sq ft

Gross Internal Second Floor:



Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

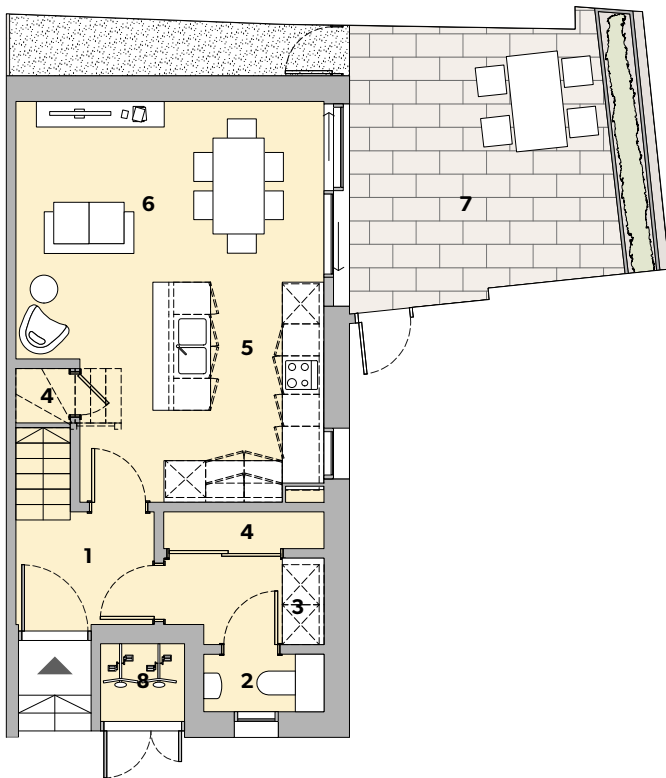
- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

a bus stop linking both the City and two local supermarkets is virtually on the doorstep

1. entrance lobby
2. w.c.
3. utility
4. store
5. kitchen
6. lounge / diner
7. courtyard garden
8. secure bicycle store

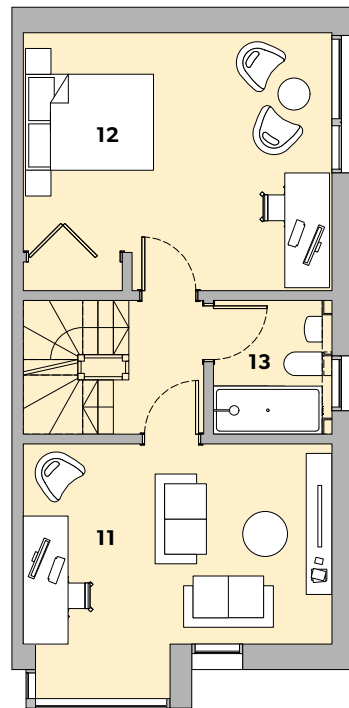
In communal area:

9. *dedicated bin store
10. * dedicated car parking space



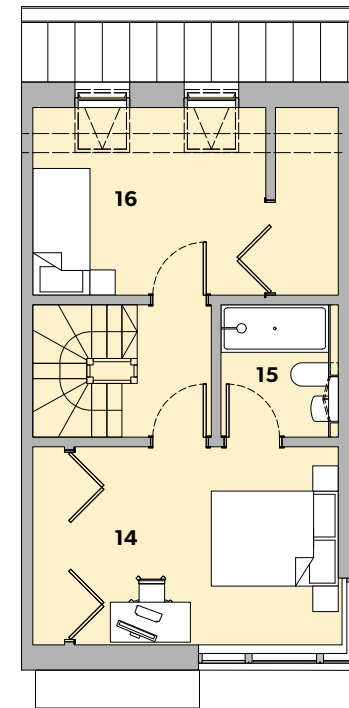
9* / 10*

Ground floor



First floor

11. lounge
12. double / twin bedroom
13. family bathroom



Second floor

14. principal bedroom
15. en-suite bathroom (shower)
16. double / twin bedroom

No.7: Townhouse

Description:

A spacious, three-bedroom, end-of-terrace townhouse which is accessed from St Paul's Steps. The house has well-proportioned ground, first and second floor rooms including an open-plan family kitchen/diner/lounge room at ground floor, a first floor lounge with bay window, two double bedrooms and one double ensuite bedroom, all with built in storage cupboards. The principal bedroom features a frameless corner window providing long views over Fulflood to the north and west. The house benefits from an enclosed courtyard garden as well as convenient and secure wheely-bin and cycle storage. High-quality fixtures and fittings are provided throughout the house. This is an ideal family home and is offered with a dedicated covered car parking space.

Gross Internal Area :

135.3 sq m / 1456 sq ft

46.5 sq m / 500 sq ft

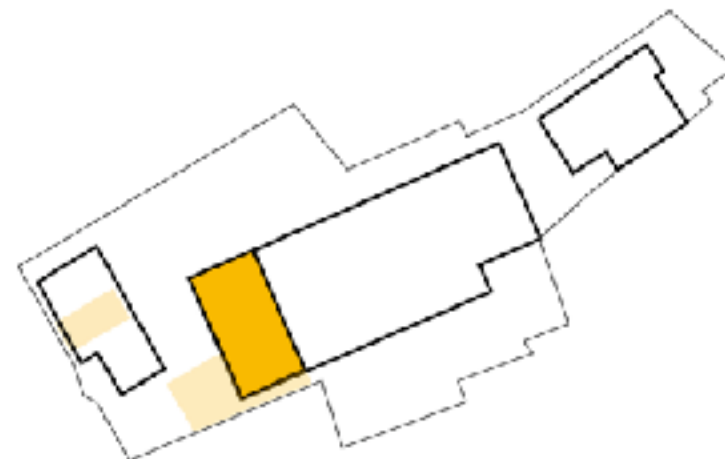
Gross Internal Ground Floor:

47.7 sq m / 513 sq ft

Gross Internal First Floor:

41.1 sq m / 442 sq ft

Gross Internal Second Floor:



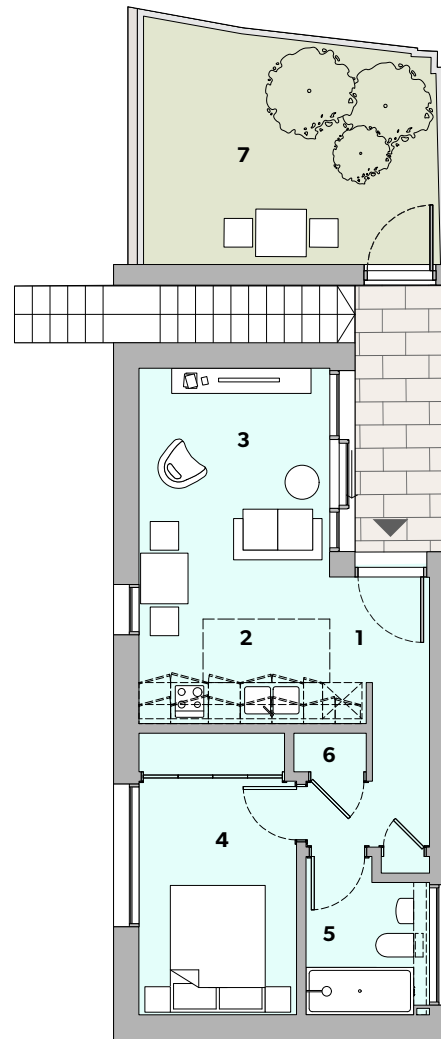
Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

there are five cafe/restaurant eateries and takeaways within a few minutes walk



- 1. entrance
- 2. kitchen
- 3. lounge/diner
- 4. bedroom
- 5. bathroom
- 6. store
- 7. private courtyard garden

At ground floor level:

- 8. *secure bicycle store
- 9. *dedicated bin store

8* / 9*

Ground floor

No.8: Studio apartment

Description:

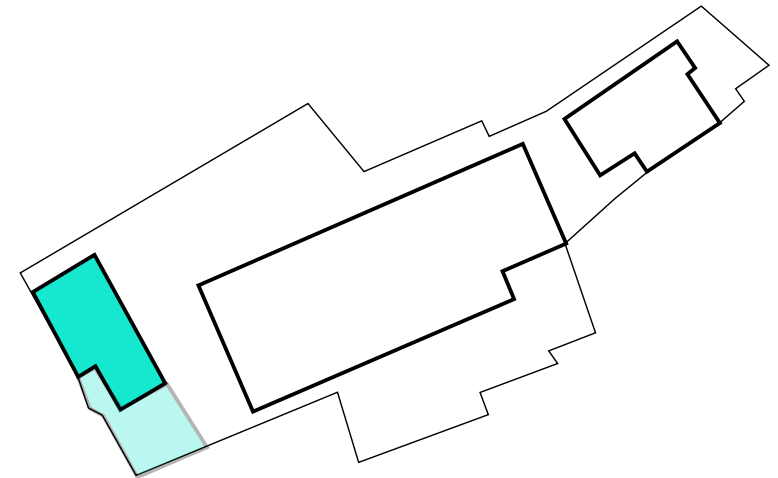
A unique and compact studio apartment raised at an upper level and accessed from its own external staircase bringing additional privacy. The lounge/dining and kitchen space are open plan and in addition to high levels of glazing it also benefits from a rooflight. At the same level there is an enclosed south-facing courtyard garden as well as convenient and secure wheely-bin and cycle storage below. High-quality fixtures and fittings are provided throughout the apartment. This is an ideal home for a buyer looking for a compact and unique home close to the City.

Gross Internal Area :

41.5 sq m / 446 sq ft

41.5 sq m / 446 sq ft

Gross Internal Ground Floor:



Features:

- Internet hard-wired.
- Efficient gas central-heating.
- Photo-voltaic panels.
- Low-maintenance external construction.

Warranty / Insurances:

- Full 10 - year insurance back new-build structural warranty.
- Aluminium/timber composite doors and windows to PAS 24 security level recognised by home insurers.

there are three local pubs within a few minutes walk

Specifications

Kitchens by Kitchen Living featuring:

- Supermatt Graphite finish kitchen units with 20mm quartz fold-down worktop with breakfast bar counter area.
- Under-counter stainless steel bowl with brushed stainless steel tap.
- Hafele lighting and trim fittings.
- NEFF Appliances: Pyrolytic oven, black glass induction hob, integrated slimline dishwasher and 50/50 fridge/freezer.

Bathrooms by Walton Bathrooms featuring:

- Duravit ME Starck wall-mounted wc with Geberit concealed cistern.
- Laufen basin with Hansgrohe mono tap set.
- Kaldewei Classic Duo bath with Hansgrohe filler and shower set.
- Vogue Axis towel warmer.
- Fixed mirror.
- Natural oak vanity surround.

Floor and wall finishes:

Bathrooms: Parkside plain and patterned porcelain/ceramic tiling to floor and walls.

Entrance hallway and kitchen: Polyrey Expona luxury vinyl tiling.

Lounge and bedroom : Manx Tompkinson wool twist luxury carpet

A development by **Trinity 3 Developments Limited**