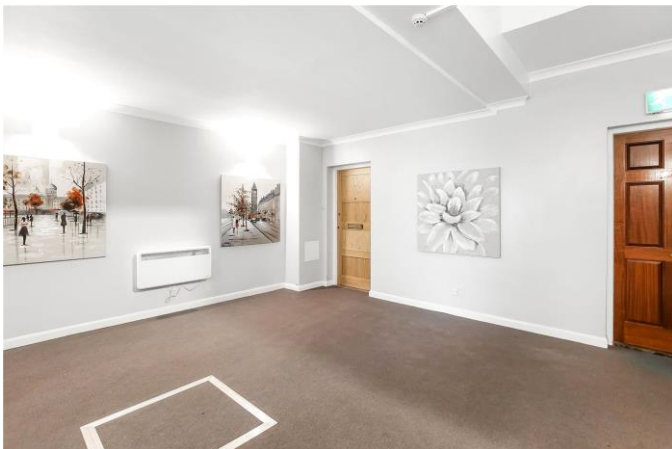




Cossack Lane House, Lower Brook Street, Winchester, SO23 8EG

Winkworth



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Supremely Spacious Apartment in the City Centre

With plenty of natural light, this generously proportioned ground floor apartment is conveniently situated right in the heart of Winchester, yet in a quiet position just a short distance from the city centre and mainline rail station.

Access to Cossack Lane House is via front or rear doors into a communal foyer where a lift and stairs to the upper floors are found. The front door opens into a spacious welcoming hall with two useful storage cupboards and an airing cupboard at the far end. To the left of the hallway is an impressive 21-foot sitting/dining room with ample space for relaxed seating at one end and dining at the other. Across the hall are three double bedrooms, all with built-in cupboards, allowing the flexibility to use a room as a separate dining room or study.

The recently fitted kitchen is sleek and modern with a range of base and eye-level units. Integrated appliances include oven, grill hob and extractor. The contemporary bathroom has also recently been fitted and is smart and stylish with a bath and shower over.

Also on the ground floor of the block is the conveniently placed communal laundry room with two washing machines and two tumble dryers, their use of water and electricity is included in the maintenance charge.

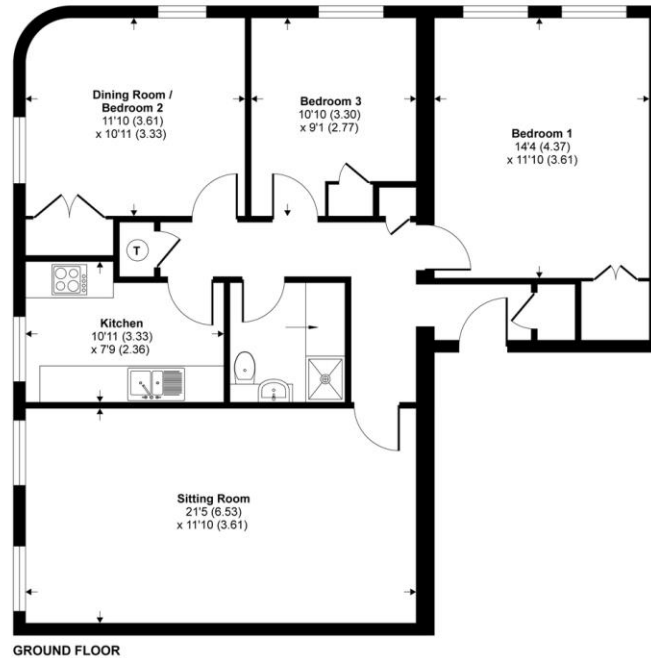
The apartment has its own private off-street parking space within the grounds of Cossack Lane House.



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Approximate Area = 943 sq ft / 87.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Winkworth. REF: 625363

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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. 999 years from 1975. Service charge of £2,044 pa to include buildings insurance, maintenance, lift repairs, water/electricity used in laundry rooms. Ground rent £50 pa.

Services

Mains electricity, water and drainage

Winchester City Council

Council tax band: C

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

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

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