



Parchment Place, Parchment Street, Winchester, Hampshire, SO23 8BA

Winkworth

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Attractive ground floor apartment situated in a gated courtyard

This stylish and well-presented ground-floor apartment, converted in 2015, is nestled within a secure gated courtyard, offering both privacy and convenience. Set back from the road, it enjoys a prime location in the heart of Winchester, just a short distance from the mainline station and city centre. A perfect choice for those seeking modern living with easy access to everything the city has to offer.

The well-designed L-shaped hallway seamlessly connects all areas of the apartment. At the front of the property, the master bedroom features a built-in wardrobe and a high-specification en-suite shower room. Bedroom two is generously proportioned and situated next to the beautifully designed four-piece bathroom. Towards the rear, the bright and spacious open-plan kitchen and sitting room create a welcoming living space. The contemporary kitchen is fitted with stylish base and eye-level units, quartz worktops, a breakfast bar, and integrated Bosch appliances, including a double oven, dishwasher, and induction hob. The adjoining sitting area benefits from bi-fold doors that open onto the garden, making it ideal for the warmer months. Additional features include a large storage cupboard in the hallway and sectional underfloor heating throughout for maximum comfort and energy efficiency.

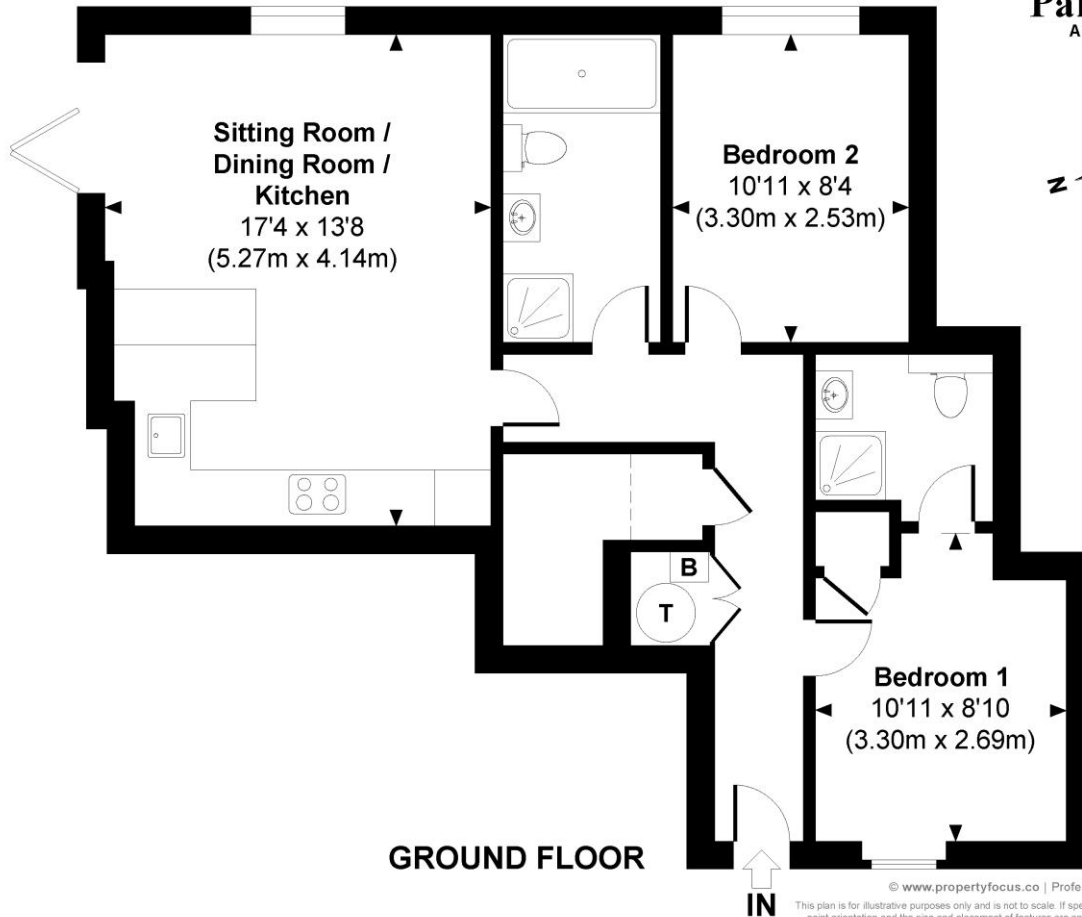
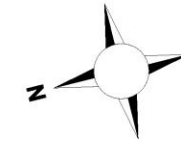
At the rear of the property is a low-maintenance private garden with a patio area directly outside, together with steps leading to a neat artificial lawn.





Parchment Place

Approximate Gross Internal Area
Total = 666 Sq Ft / 61.87 Sq M



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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.

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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. Parchment Street is the second road on the left.

Location

Parchment Street is superbly positioned for the mainline railway station (links to London Waterloo in approximately 60 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. The house is situated in the catchment for good local schools, including St Bede Primary and Westgate Secondary.

COUNCIL TAX: Band C, Winchester City Council.

SERVICES: Mains Electricity, Water & Drainage.

BROADBAND: Copper Broadband Available. Checked on Openreach March 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Electric Heating.

TENURE: Share of Freehold.

EPC RATING: C

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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