



Albion Place, Winchester, Hampshire, SO23 8AX

Winkworth

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Well-Proportioned City Centre Townhouse with Garage

Built in 2003, this spacious and well-presented townhouse is arranged over three floors and is quietly situated in a small private mews development, yet within easy reach of the centre of Winchester with its extensive range of shops, restaurants and other facilities all close at hand.

The front door opens into a welcoming entrance hall with attractive, newly fitted, oak-finish flooring that flows throughout most of the ground floor. The spacious, double aspect living room has a feature fireplace, built-in shelving and glazed double doors leading to a good-sized formal dining room, which can also be accessed from the entrance hall. The fully-fitted kitchen/breakfast room has plenty of space for a table and chairs, with integrated appliances including oven, hob, fridge/freezer and dishwasher. A breakfast bar provides a further seating area while the separate utility room has space and plumbing for a washing machine/dryer. There is also a useful downstairs cloakroom with WC and hand basin. Double doors from both the sitting room and the kitchen/breakfast room open onto the rear garden.

The stairs and upper floors benefit from recently fitted carpets throughout. The first floor accommodation comprises two bedrooms, the generous principal bedroom being double aspect with the advantage of built-in wardrobes and an en-suite shower room. There is also an L-shaped double bedroom with an adjoining bathroom. On the top floor is a very spacious guest bedroom, with a good-sized en-suite shower room.

Outside, to the rear, the landscaped patio garden features raised borders and is nicely enclosed giving a good degree of privacy. A garage with an electronic automated door provides parking for one car and there is further shared parking for the use of day visitors to Albion Place only. Additional on-street parking permits can be applied for.





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Albion Place

Approximate Gross Internal Area
Main House = 1877 Sq Ft / 174.39 Sq M
Garage = 145 Sq Ft / 13.43 Sq M
Total = 2022 Sq Ft / 187.82 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted height less than 1.5m.

Directions

By foot from our offices in Southgate Street, turn right at the lights and follow the road round onto Jewry Street. At the second traffic lights turn right into St George's Street, and then first left into St Peter's Street. Albion Place can be found approximately 500 yards along on the right-hand side, opposite the church. Number 9 is down the slope in the far right corner.

Location

Albion Place 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, museum and of course the city's historic cathedral. The property falls into the catchment for the sought after St Bede and Westgate Schools.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: F

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Indicates restricted room height less than 1.5m.



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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All 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 responsibility is taken for any error, omission or misrepresentation.

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Winkworth Winchester

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