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INDEPENDENT PROPERTY SPECIALIST

Staple Gardens, Winchester, SO23 8SR

£295,000

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The Old Print Works is a beautiful and elegant period building superbly located in the centre of Winchester. Recently benefitting from an extensive restoration, the property was sympathetically converted into four stylish apartments. These apartments can be accessed through a communal secure main door, No. 3 is located on the first floor.

One of many highlights of this stunning apartment is the impressively high vaulted ceiling and the overall light filled space welcoming you into the interior. The open-plan living area has a modern fitted kitchen with integrated Bosch appliances with a lounge and separate dining area. Doors lead to an impressive main bedroom with a light and airy feel overlooking the front aspect. A luxuriously appointed bathroom completes the ground floor accommodation.

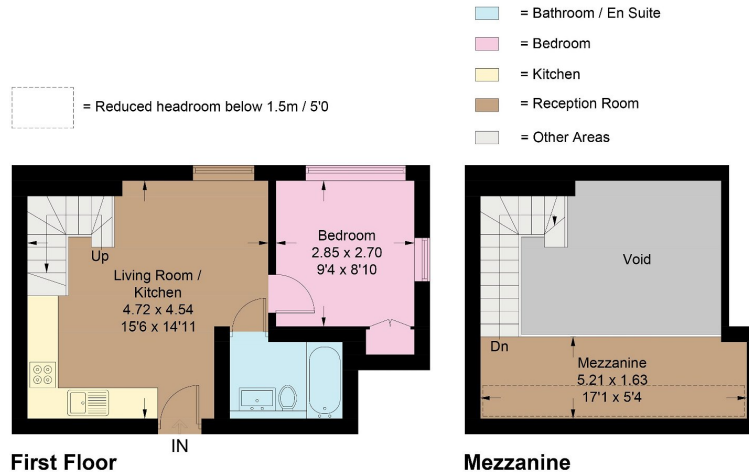
A staircase leads to the extended flexible living space of the mezzanine, which is ideally suited to a study area or sofa bed. Overall, fabulous city accommodation ideally suited for investment, second home or commuter.

This wonderful property affords a delightful, tucked away courtyard setting off Staple Gardens, positioned in a very desirable location within the city centre, minutes from the mainline railway station and award-winning pubs, restaurants and bars. A plethora of boutique shops, café bars and well equipped gyms, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, cosmopolitan High Street and renowned 'Square' are only a short walk away.

Steeped in history, Winchester is England's ancient Capital City and former seat of King Alfred the Great. This vibrant and wonderful City seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions which includes the magnificent Cathedral. The historical city of Winchester, a much sought after place to live and work, is but a stones throw from the South Downs National Park and a short journey to the New Forest. Ideal locations to explore either on foot or by bike - the perfect leisure escape.



Approximate Gross Internal Area = 41.1 sq m / 442 sq ft
(Including Mezzanine / Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1042639)

- An Attractive and Stylish Apartment
- Contemporary Open- Plan Living
- Luxury Bathroom
- Large Bedroom with Vaulted Ceiling
- Further Mezzanine Area
- Positioned in the City Centre
- Sought After Location
- Excellent Investment Opportunity
- Currently a Holiday Let £168 per Night
- No Forward Chain



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	