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No. 106b

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# 2 St George's Court 106c High Street, Winchester, SO2 1,500 Per Calendar Month

A wonderful two bedroom apartment situated overlooking Winchester High Street and the Buttercross and with views over to Winchester Cathedral. The apartment is accessed via a communal entrance door situated next to the Mint Velvet retail store and there is also access available to the rear of the building. There is a spacious living area providing a kitchen with appliances open plan to dining and sitting areas and an en-suite to bedroom one. Winchester City Centre provides a comprehensive selection of high street chain and independent retail stores along with a variety of public houses and excellent restaurants along with a mainline railway station all within walking distance.

## ACCOMMODATION

### Communal Entrance Hall:

#### Entrance Hall:

Built in cupboard housing boiler, wall mounted security entrance phone.

### Kitchen / Dining / Sitting Room

24'3" x 12'9" (7.39m x 3.89m) Built in oven, built in four ring induction hob, fitted extractor hood, integrated fridge/freezer, integrated washing machine, integrated slimline dishwasher.

### Bedroom 1:

10' x 9'9" (3.05m x 2.97m)

### En suite:

9'9" x 4'6" (2.97m x 1.37m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, wc.

### Bedroom 2:

11'10" max x 8'6" (3.61m x 2.59m)

### Shower Room:

6'6" x 5'1" (1.98m x 1.55m) White suite with chrome fittings comprising shower in cubicle, wash hand basin, wc.

## OUTSIDE:

There is an outside decking area providing space for seating and outside dining.

## OTHER INFORMATION

### Approximate Area:

681sqft/63.3sqm

### Availability

Immediately

### Management:

Fully managed

### Deposit:

£1730

### Furnished/Unfurnished:

Furnished

### Heating:

Underfloor heating

### Windows:

Combination of single and double glazing

### Parking:

A local parking permit can also be obtained.

### Local Council:

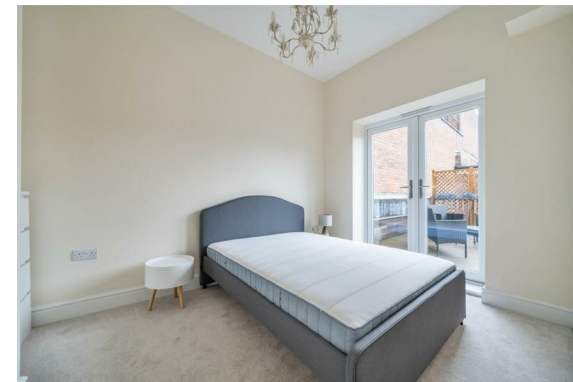
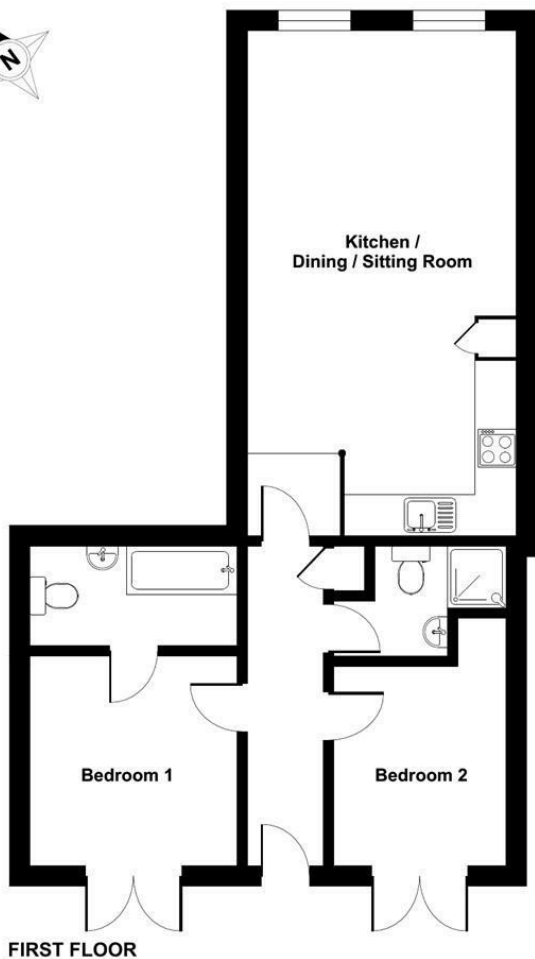
Winchester City Council: 01962 840222

### Council Tax:

Band B - £1501.69 22/23

First Floor = 681 sq ft / 63.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	76
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Sparks Ellison. REF: 932943

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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