



**St Clement Street  
Winchester  
Hampshire  
SO23 9DR**

**Offers in Excess of £185,000**

**bettermove**

# St Clement Street Winchester

Bettermove are proud to present this 1 bedroom lower ground floor flat in Winchester available with no forward chain.

The property benefits from double glazing and electric heating throughout. The council tax band is B.

The property is currently tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 111 years remaining on the lease; the ground rent is £250 per annum and the service charge is £1,800 per annum approximately.

The interior of this well presented property comprises a spacious living room, double bedroom, the fitted kitchen and three piece bathroom on the lower floor of the building with access also available from the rear.

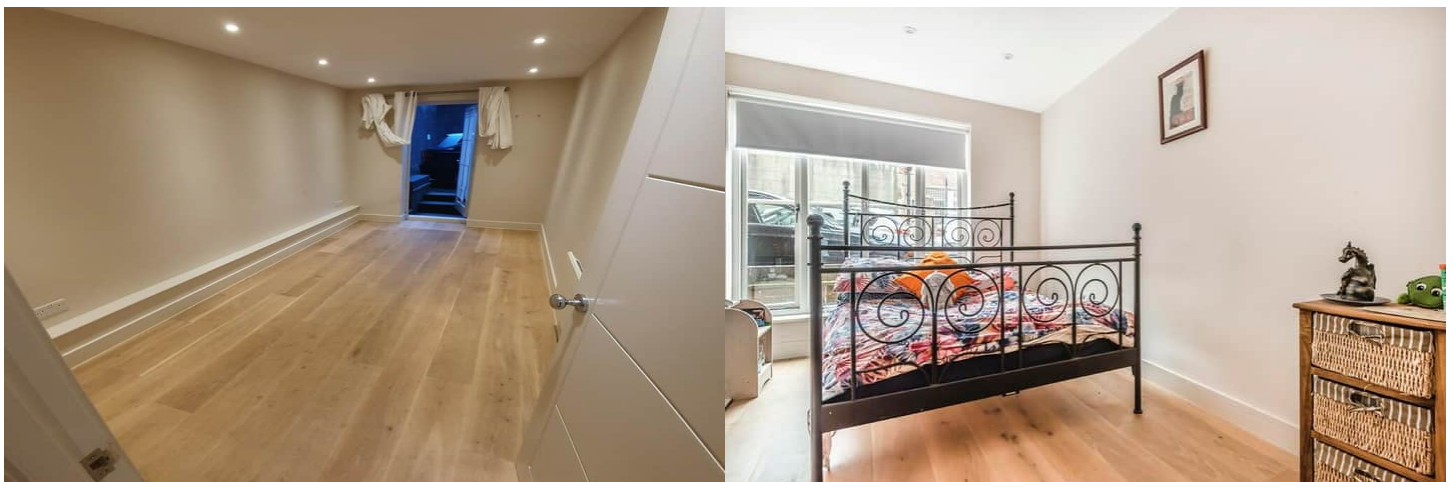
Located in the popular city of Winchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Winchester Train Station, the M3, the A34 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

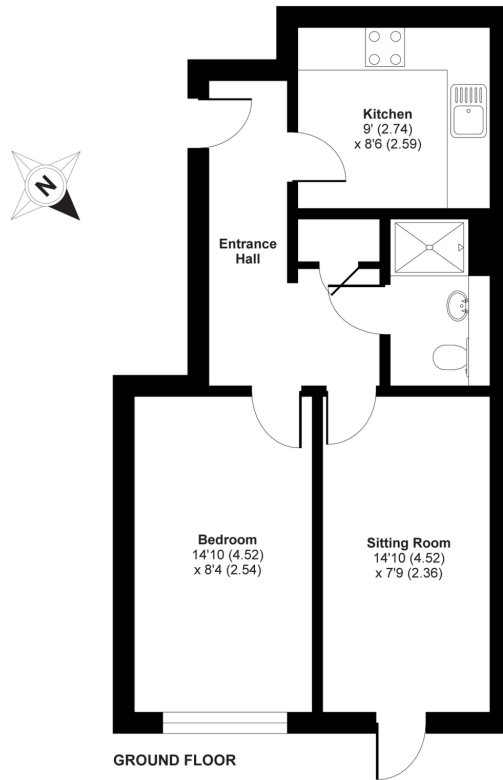
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# St. Clement Street, Winchester, SO23

APPROX. GROSS INTERNAL FLOOR AREA 465 SQ FT 43.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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