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## Leaders

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Leaders are the largest independent specialist letting agents in the UK with branches across Surrey, Hampshire, Sussex, Hertfordshire, Berkshire & Dorset.

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The Leaders guide to

# Buy To Let

in Winchester

 LD Property Management  
LD Property Management (Winchester) in association with Leaders Limited

  
ARLA  
Association of Residential Letting Agents

  
INVESTOR IN PEOPLE



## Investing in Winchester

An unspoilt cathedral city on the edge of the South Downs, Winchester is England's ancient capital and former seat of King Alfred the Great. Today, Winchester combines the best of city life with the freshness of the surrounding countryside. One hour from London, this is England as it ought to be.

Popular for its shopping streets and architecture, its floral summer season and quirky open air events, Winchester is most well known for its eleventh century cathedral and for the Great Hall which for over 600 years has housed the mysterious Round Table. Winchester College is the oldest continuously running school in the country, whilst the Hospital of St Cross - a medieval almshouse - still offers the Wayfarer's Dole to travellers as it has done for more than eight centuries.

Home of good food, birthplace of the modern game of cricket, resting place of author Jane Austen and inspiration to the many craft-makers and artists who live here, Winchester is truly a destination for all seasons.

### Shopping

A paradise for shopping connoisseurs, Winchester boasts a tempting array of independent shops, boutiques and art galleries in scenic settings. The city's compact, pedestrian-friendly streets are a refreshing alternative to the large-scale malls found in other cities and its lively, bustling atmosphere, colourful markets and - according to the Saturday Times - 'better class of busker' make Winchester the perfect destination for a lazy day's wandering.

### Entertainment

Drawing on its rural resources, the ancient capital of England enjoys a growing reputation for local produce and fine fare, endorsed by the size and popularity of its thriving monthly farmers' markets. The Winchester District is home to a number of award-winning pubs and restaurants, so once you've sampled the best of the city, be sure to follow your taste buds out into the surrounding villages for a complete gourmet experience.

Culture lovers will find plenty to occupy them in Winchester. The city has a wealth of accomplished artists, designers and craftspeople working and living in the area. Southampton University's renowned School of Art thrives in Winchester, as do a host of arts festivals and a range of popular live performance venues including the Theatre Royal. Modern art and striking architecture sit side-by-side with historic buildings, monuments and museums in the ancient capital of England.

### Family Fun

A city for all ages, Winchester boasts a variety of exciting attractions and things to see and do for a fun-packed family holiday. There's a steam railway, zoological park, an interactive science and discovery centre, ancient buildings and plenty of open spaces and well-planned rural paths to explore.

### Transport Links

For visitors from the continent, Winchester is a 40 minute drive from Portsmouth's ferry port, and just 15 minutes by road or rail from Southampton Airport. London Heathrow is 50 miles away and London Gatwick 72 miles away, and there are regular coach services from London, Heathrow and Oxford.



## What to buy?

Please note that the figures below are based on recent sales in Winchester and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price	Rent Ranges
Studio	Very High	£ 90K - £110K	£320 - £ 450 PCM
One bed (Purpose built)	Very High	£110K - 150K	£450 - £ 550 PCM
One bed (Conversion)	Very High	£100K - £150K	£450 - £ 550 PCM
Two bed (Conversion)	High	£150K - £200K	£575 - £ 650 PCM
Two bed (Purpose built)	High	£150K - £200K	£575 - £ 650 PCM
Three bed (Semi)	Medium	£215K - £275K	£850 - £1000 PCM
Three bed (Terraced)	Medium	£185K - £240K	£695 - £ 750 PCM
Two Bed (Terrace)	Medium	£170K - £225K	£695 - £ 750 PCM
Detached	Low	£280,000K +	£850 + PCM

## Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.

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