

# Purdie & Swan

Lettings and Property Management



Northlands Drive, Winchester  
Price: £1,295 PCM



### Property Features

SPACIOUS FLAT \* ON STREET RESIDENT PARKING VIA COUNCIL AT YOUR COST \* ON STREET VISITOR PARKING VIA COUNCIL AT YOUR COST \* COMMUNAL GARDENS \* 67 SQUARE METRES \* CLOSE TO STATION \* BALCONY \* UNFURNISHED \* MANAGED BY AGENT \* QUIET RESIDENTIAL AREA.

### Description

SPACIOUS AND LIGHT FLAT This spacious, two bedroom flat is just over half a mile from the City centre and train station and is very well presented throughout. The property is located on a “no through traffic” road in a quiet residential area. It is situated on the first floor and comprises large reception room with door leading to balcony, kitchen which includes gas hob, oven, fridge and plumbing for washing machine, large principal bedroom, second smaller double bedroom, bathroom with shower over bath. You can obtain up to two on street resident parking permits and two on street visitors parking permits via the council. Communal gardens, gas central heating and hot water and all services are mains connected.

### Additional Information

**Postcode: SO23 7AN**

**Available: 21<sup>st</sup> May 2025**

**Winchester City Council: Tax band C**

**EPC Rating: C**

**Unfurnished**

**No pets**

**Deposit: £1494 (five weeks based on advertised rent)**

**Holding deposit: £298 (one week based on advertised rent)**

**Broadband available refer to the Ofcom Checker for more detail**

**Superfast Fibre Broadband – 72 -80 Mbps download speed**

**Standard Broadband – Up to 24 Mbps to download speed**

**Mobile Signal/Coverage (refer to the Ofcom Checker for more detail <https://checker.ofcom.org.uk/en-gb/mobile-coverage>):**

**Providers available with likely good coverage: Three, EE, 02, Vodafone**

### AGENTS DETAILS

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.