

# Purdie & Swan

Lettings and Property Management

Andover Road, Winchester, SO23 7BS  
Rent: £850 pcm





### Property Features

SPACIOUS GARDEN FLAT \* CLOSE TO STATION \* GARDEN TO REAR OF PROPERTY \*40 SQUARE METRES \* NEW OVEN \* CLOSE TO AMENITIES \* ON STREET PERMIT PARKING AVAILABLE VIA THE COUNCIL \* ONE ON STREET RESIDENT AND ONE ON STREET VISITOR PERMIT CAN BE APPLIED FOR VIA THE COUNCIL AT THE TENANTS COST.

### Description

Spacious garden flat in the heart of the city centre, within a few minutes' walk of the train station and with convenient local amenities on the doorstep. The property is neutrally decorated throughout and benefits from a large garden to the rear. You enter the property via your own private entrance and includes; sitting room which leads to double bedroom with French doors leading to the garden, shower room with separate cloakroom with plumbing for washing machine, kitchen which includes space for under counter fridge, gas hob and new oven. There is a good size garden and on street residents permit parking is available via the council for one resident and one visitor permit at the tenants cost. Gas central heating and hot water and all services mains connected.

### Additional Information

Postcode: SO23 7BS

Available: 25<sup>th</sup> June 2025

Winchester City Council: Tax band A

EPC Rating: C

Unfurnished

No pets

Deposit: £980 (five weeks based on advertised rent)

Holding deposit: £196 (one week based on advertised rent)

Broadband available (refer to the Ofcom Checker for more detail

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>):

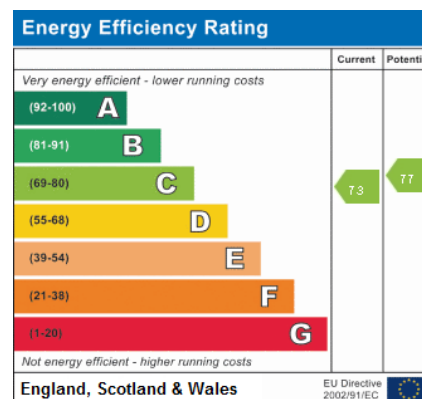
Superfast Fibre Broadband – 74-80 Mbps download speed

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, O2, 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.