

Purdie & Swan

Lettings and Property Management



Staple Gardens, Central Winchester, SO23 8RS

Rent: £1,195 pcm EPC Rating: D

Council Tax Band: D

Property Features

SINGLE PROFESSIONAL ONLY * AVAILABLE FURNISHED * NO PRIVATE OR PERMIT PARKING * CLOSE TO STATION * CONTEMPORARY STYLE * OWN ENTRANCE * SECURE BIKE STORAGE * QUIET LOCATION.

Description

A large split level contemporary apartment situated in a modern development in the heart of central Winchester within a few minutes' walk of the city centre and train station yet benefiting from a quiet location. The property has its own private entrance and comprises: open plan living/dining and kitchen area with breakfast bar. The appliances within the kitchen area include built in microwave, induction hob, oven and fridge/freezer, there is also a large utility cupboard which houses the washer/dryer and provides further storage. On the upper level there is a bedroom with screen to ensure it is private, a wardrobe and an en suite bathroom with shower over the bath. The property also benefits from communal bike storage and air conditioning/heating system which has a high tech system processing fresh air. No private or permit parking, a season ticket for one of the public car parks would be required at the Tenants cost. All services are mains connected and electric heating and hot water.

Additional Information

Postcode: SO23 8RS

Available: Middle of June 2025

Winchester City Council: Tax band D

EPC Rating: D

Furnished

No pets

No parking - no private or permit available

Single occupancy only

Deposit: £1378 (five weeks based on advertised rent)

Holding deposit: £275 (one week based on advertised rent)

Broadband available refer to the Ofcom Checker for more detail

Superfast Fibre Broadband – 79 -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

T - 01962 842155

E - katherine@purdieandswan.co.uk

W - www.purdieandswan.co.uk

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.

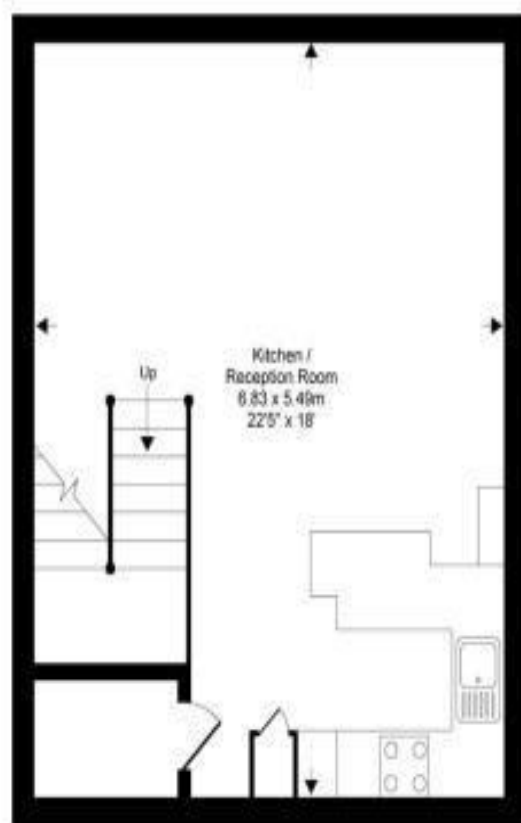
Staple Chambers, Staple Gardens, Winchester, SO23

Gross internal floor area (approx):

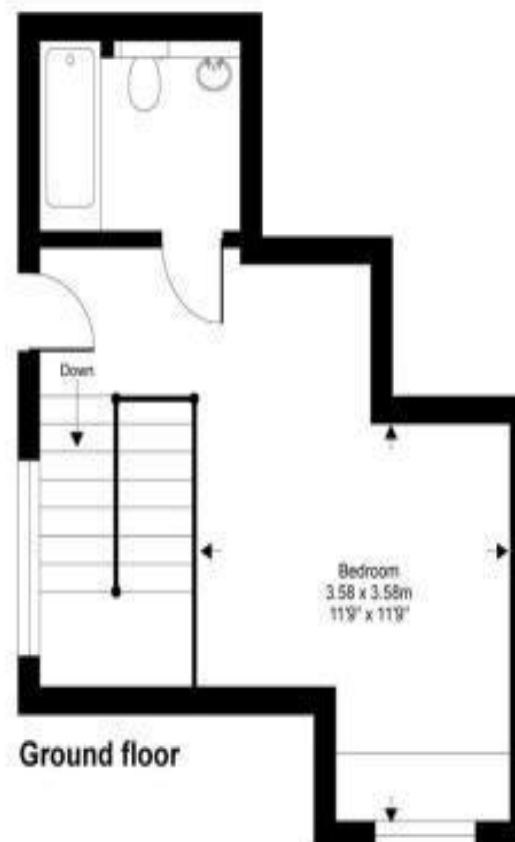
63.5 sq m / 684 sq ft

For Identification only - Not to scale

Niche Communications



Lower
Ground floor



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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