

# Purdie & Swan

Lettings and Property Management



**Charles Close, Winchester, SO23 7HT**  
**Rent: £1,200 pcm EPC Rating: C Council Tax Band: B**

## Property Features

WOOD EFFECT FLOORS THROUGHOUT \* MANAGED BY AGENT \* FURNISHED \* TOP FLOOR FLAT \* ON STREET PERMIT PARKING AVAILABLE FOR TWO CARS \* ABBOTTS BARTON \* APPLIANCES INCLUDED \* PUBLIC OUTSIDE SPACE ON DOORSTEP.

## Description

A first floor flat and in school catchment for St Bede's Church of England primary school and Westgate secondary school. It is situated in Abbots Barton overlooking a large open space (with a playground) which runs down to Nun's Walk with direct access out to the countryside or a 10 minute walk into the city centre or the train station. It comprises three bedrooms, bathroom with shower over bath, kitchen and living area and includes the following appliances: gas cooker, washing machine, microwave, fridge and fridge/freezer. Permit on-street parking for two resident permits and two visitor permits via the council. Gas central heating and hot water and all services are mains connected.

## Additional Information

Postcode: SO23 7HT

Available: 24th September 2025

Winchester City Council: Tax band B

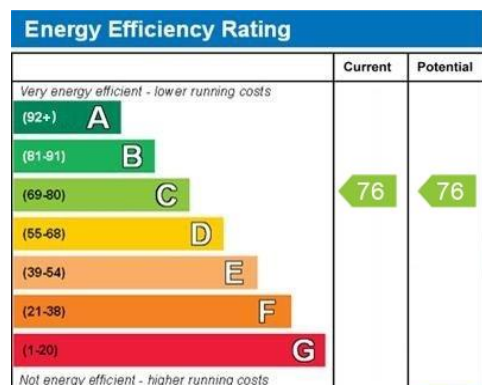
EPC Rating: C

Furnished

No pets

Deposit: £1384 (five weeks based on advertised rent)

Holding deposit: £276 (one week based on advertised rent)



## 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.