

# Purdie & Swan

Lettings and Property Management



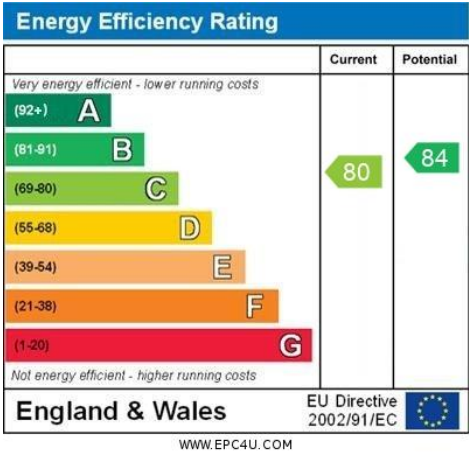
Highcroft Road, Winchester, SO22 5GJ  
Rent: £2,495 PCM EPC Rating: C Council Tax Band: E



AVAILABLE NOW \* REDECORATED THROUGHOUT \* TWO ALLOCATED PARKING SPACES \* LOW MAINTENANCE GARDEN \* SEPARATE UTILITY ROOM \* MANAGED BY AGENT \* TOWNHOUSE \* CATCHMENT FOR KINGS SCHOOL \* GAS CENTRAL HEATING AND HOT WATER.

This townhouse has been completely redecorated and is on a development located at the top of Sleepers Hill within catchment for Kings' secondary school and is available to move into immediately. It has the benefit of two allocated parking spaces and there is further visitor parking on the development. On entering this townhouse there is a living space which could be a fourth bedroom with a door that leads to the garden, ground floor bedroom, shower room, utility room with combined washer/dryer, under counter freezer and Sheila maid. On the first floor there is an open plan living/dining area with kitchen which includes, gas hob, oven, fridge/freezer, and dishwasher. On the second floor there are two further bedrooms, one with an ensuite shower room and a separate bathroom. To the outside there is the garden which is reached down steps from the house and there is one parking space to the front and one to the rear. Gas central heating and hot water and all services are mains connected.

Additional Information:  
Available: Now  
Postcode: SO22 5GJ  
EPC Rating: C  
Winchester City Council: Tax band E  
Deposit: £2878 (five weeks based on advertised rent)  
Holding deposit: £575 (one week based on advertised rent)  
Unfurnished  
No pets  
Broadband available - refer to the Ofcom Checker for more detail  
Mobile Signal/Coverage - refer to the Ofcom Checker for more detail



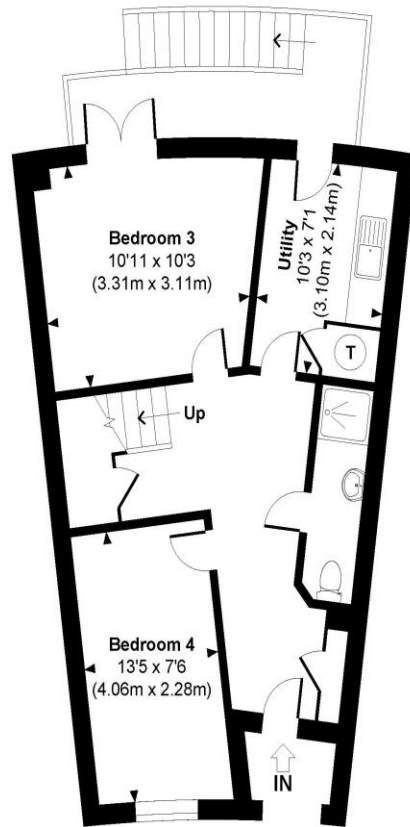
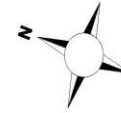
**AGENTS DETAILS**

T - 01962 842155  
E - katherine@purdieandswan.co.uk  
W - www.purdieandswan.co.uk

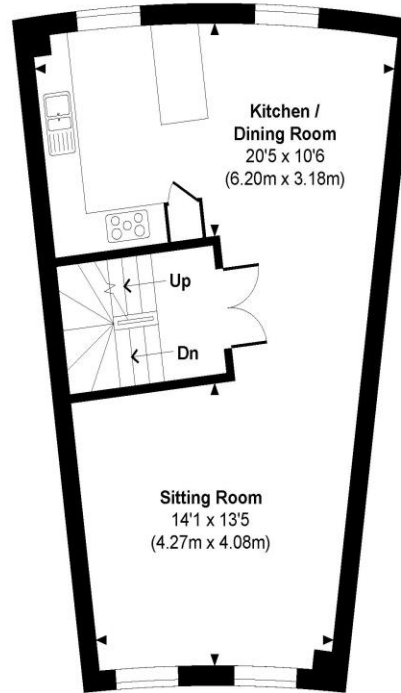
We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements 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.

## Highcroft Road

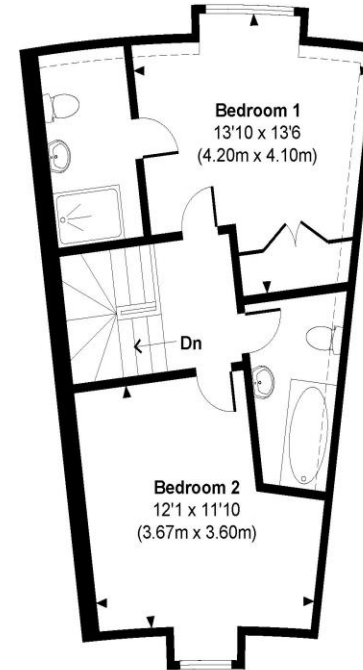
Approximate Gross Internal Area  
Total = 1475 Sq Ft / 137.04 Sq M  
Includes areas with restricted room height.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

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