

Purdie & Swan

Lettings and Property Management



St Cross Road, Winchester, SO23 9PX
Rent: £1,450 pcm EPC Rating: C Council Tax Band: C



Property Features

SHARED DRIVEWAY PARKING FOR ONE CAR * GARAGE * NEW CARPETS THROUGHOUT * TOP FLOOR FLAT * 76 SQ M * LARGE KITCHEN/BREAKFAST ROOM * RESIDENT AND VISITOR PARKING PERMITS VIA THE COUNCIL * SEPARATE UTILITY ROOM

Description

This spacious and particularly light property with fabulous views across to St Catherine's Hill is in the modern extension of this original detached Victorian house and benefits from an in and out driveway with parking for one car on a shared drive and a garage. It offers easy access to the mainline railway station and to the M3 and its onward links. It will be re-carpeted throughout. It comprises; large main bedroom with good wardrobe space to the rear of the property, second small double bedroom, bathroom with separate shower cubicle and good built in storage, hall with storage cupboard, kitchen with space for a table, fridge/freezer, slimline dishwasher, electric cooker, utility room with washing machine and good size sitting room to the rear of the property. On street resident and visitor permit parking available via the council at the Tenants cost. Gas central heating and hot water and all services are mains connected.

Additional Information

Available: Now

Postcode: SO23 9PX

EPC Rating: C

Winchester City Council: Tax band C

Deposit: £1673 (five weeks based on advertised rent)

Holding deposit: £334 (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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(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		



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.