



FLAT 4

WINCHESTER
Hampshire, SO23 0QE

£1,225 PCM

goadsby.com

MODERN DUPLEX APARTMENT LOCATED JUST OUTSIDE WINCHESTER CITY CENTRE.

- Duplex Apartment
- Unfurnished
- Convenient Location
- Modern Throughout
- EPC Rating - Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Reference: 876965

Deposit: £1,413

Council tax band: B

Furnishing: Unfurnished

Heating Type: Underfloor

Parking: On Street Permit Parking Limited availability

Utilities:

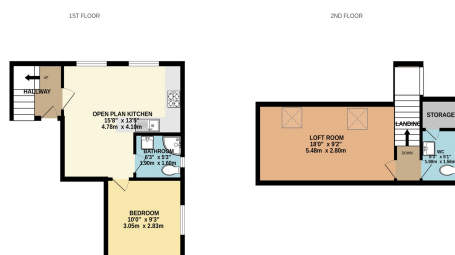
- Mains Electricity
- Mains Water - metered

Drainage: Mains Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

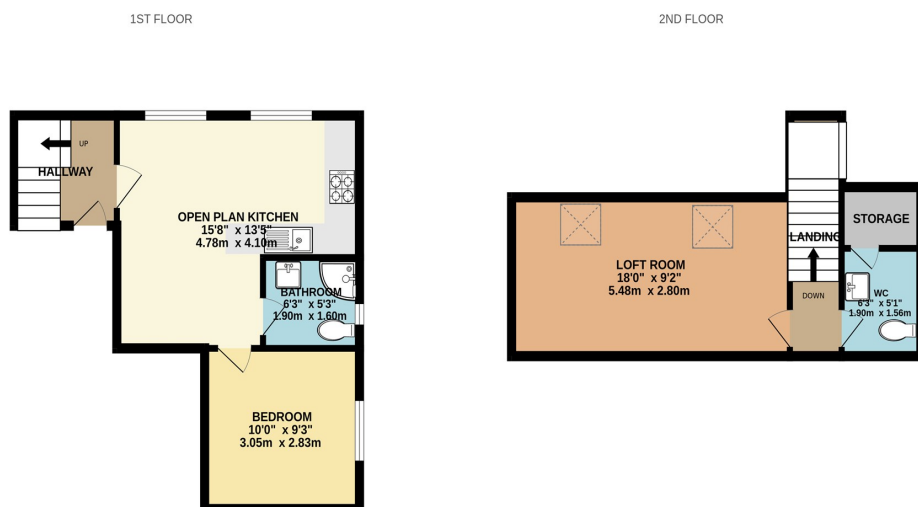
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Modern duplex apartment with a high spec finish throughout, situated on the outskirts of Winchester City Centre.

The apartment is bright and spacious throughout and comprises an open-plan kitchen / living room with integrated appliances, a shower room, a separate WC and a double bedroom. The top floor hosts a large second room, which would be ideal for a study or dressing room. Parking is available on a first come basis to the roads adjacent to the property.

Offered on an unfurnished basis and available to occupy in April. Please note, the marketing photos for this property were taken before the current tenancy commenced.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2025

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd
Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01962 620444
winchester@goadsby.com

45 Jewry Street
Winchester, Hampshire
SO23 8RY