

# Purdie & Swan

Lettings and Property Management



**Ropewalk House, Winchester, SO23 7XH**  
**Rent: £1,595 pcm EPC Rating: C Council Tax Band: D**



## Property Features

ALLOCATED PARKING SPACE \* GROUND FLOOR FLAT \* UNFURNISHED \* CITY CENTRE LOCATION \* WALLED COMMUNAL GARDENS \* CLOSE TO TRAIN STATION \* CATCHMENT FOR ST BEDE CHURCH OF ENGLAND PRIMARY SCHOOL \* PHOTOGRAPHS FROM 2023

## Description

This well-presented ground floor flat is situated within easy walking distance of the city centre and railway station with wood effect floors in most rooms. It is in catchment for St Bede Church of England primary school and Westgate secondary school and has the benefit of one allocated car parking space and there is the option of on street parking for one further resident permit and one visitor permit if required via the council at the Tenants cost. The property comprises entrance hall, light and spacious sitting room, high quality kitchen which includes fridge/freezer, gas hob and oven. Main bedroom with built in wardrobes and ensuite shower room, further double bedroom and bathroom with handheld shower. There is also a cupboard in the hallway that houses the washer/dryer. There is a small communal garden surrounding the property and it is gas central heating and hot water, and all services are mains connected.

## Additional Information

Postcode: SO23 7XH

Available: 8th June 2026

Winchester City Council: Tax band D

EPC Rating: C

Unfurnished

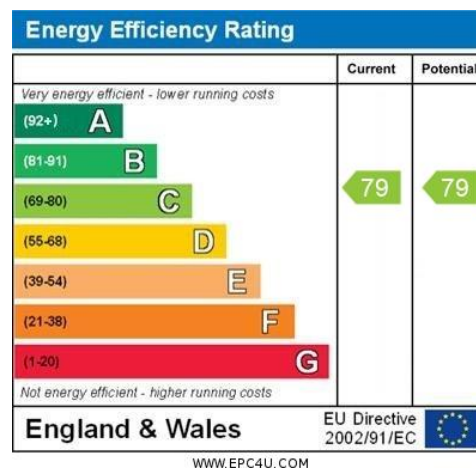
No pets

Deposit: £1840 (five weeks based on advertised rent)

Holding deposit: £368 (one week based on advertised rent)

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.

Approximate Gross Internal Area = 60 sq m / 646 sq ft

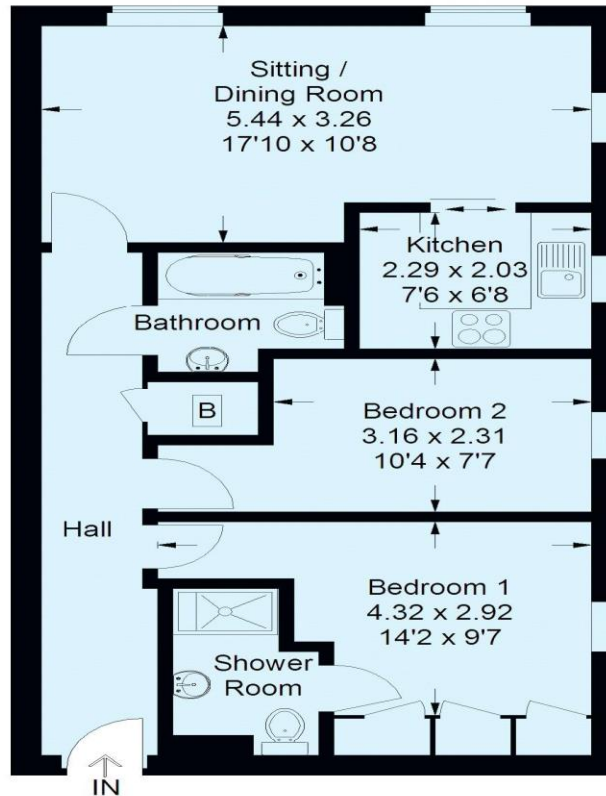


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2014 (ID106159)

**AGENTS DETAILS**

T - 01962 842155

E - [katherine@purdieandswan.co.uk](mailto:katherine@purdieandswan.co.uk)

W - [www.purdieandswan.co.uk](http://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.