

Purdie & Swan

Lettings and Property Management



Peninsula Square, Winchester, SO23 8GJ
Rent: £2,750 pcm EPC Rating: C Council Tax Band: F

Property Features

SPECTACULAR APARTMENT * TWO ALLOCATED PARKING SPACES * LIFT * BEAUTIFUL GROUNDS * WOOD FLOORS THROUGHOUT * CONTEMPORARY FINISH * HIGH CEILINGS THROUGHOUT * CARETAKER * EV CHARGER * APPLIANCES INCLUDED * SECONDARY GLAZING.

Description

It is located in one of the most desirable locations in Winchester with views over Peninsula Square's stunning grounds. The old Barracks sits above the high street and within close proximity to the train station. This impressive apartment which is finished to the highest of standards and in a contemporary style is on the first floor with a lift and has a separate storage cupboard beside the flat front door. The property also comes with two allocated parking space one which has an EV charger, there is also visitor parking and there is a caretaker who looks after the development. You enter the flat into an entrance hall with a cloakroom leading off it and kitchen which includes washing machine, dishwasher, gas hob, oven and fridge/freezer. From the entrance hall the flat leads into a large L shaped double aspect sitting/dining room. There are aRE three double bedroom all with built in storage, family bathroom with freestanding bath and en suite shower room. All services are mains connected and it is gas central heating and hot water.

Additional Information

Postcode: SO23 8GJ

Available: Within a month

Winchester City Council: Tax band F

EPC Rating: C

Unfurnished

Deposit: £3173 (five weeks based on advertised rent)

Holding deposit: £634 (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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AGENTS DETAILS

T - 01962 842155

E - katherine@purdieandswan.co.uk

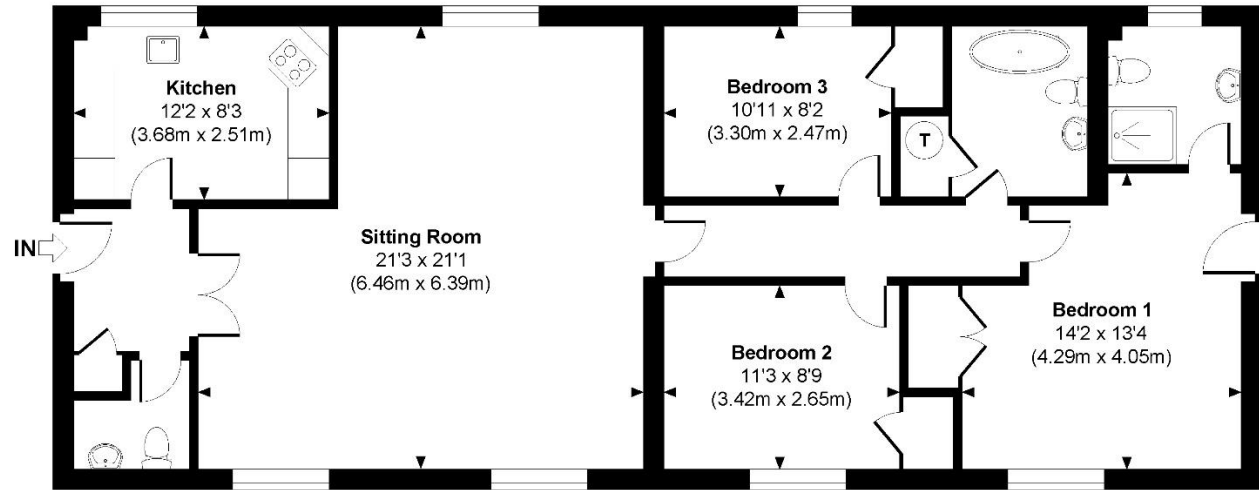
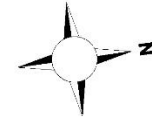
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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey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



Peninsula Square

Approximate Gross Internal Area
Total = 1177 Sq Ft / 109.22 Sq M



FIRST 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.

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