



sparks ellison

6 Laura Close, Winchester, SO21 2FD

£1,400 Per Calendar Month

A modern two bedroom ground floor apartment situated within the heart of Compton. The block sits within communal grounds and is within catchment for Kings School. Laura Close is only 50 metres from the bus stop to Winchester and Southampton. The property features two bedrooms with an ensuite to master and an open plan kitchen/lounge. Externally there is a secure bike shed and the property benefits from one allocated parking space and plenty of visitor spaces.

ACCOMMODATION

Communal Entrance Hall:

Entrance Hall:

Storage cupboard housing combination boiler. Intercom.

Lounge:

17'1" x 10'6" (5.21m x 3.20m) Double doors leading to outside.

Kitchen:

10'5" x 6'5" (3.18m x 1.96m) Built in electric oven, gas hob, extractor, freestanding washing machine, freestanding fridge freezer

Bedroom 1:

13' x 8'9" max (3.96m x 2.67m) Built in wardrobes.

Ensuite:

5' x 6' (1.52m x 1.83m) Shower cubicle, basin, wc with chrome fittings.

Bedroom 2:

13' x 6'7" (3.96m x 2.01m)

Bathroom:

7'4" x 5'6" (2.24m x 1.68m) White suite with chrome fittings comprising bath with mixer tap, wash hand basin, w.c.

OUTSIDE

Parking:

1 x allocated parking space

OTHER INFORMATION

Approximate Area:

656sqft/60.9sqm

Availability:

24th July 2026

Deposit:

Holding Deposit: £323.07

Security Deposit: £1615.00

Management:

Tenant find only

Furnished/unfurnished:

Unfurnished

Heating:

Gas central heating

Windows:

UPVC

Infant/junior school:

Compton All Saints C of E Primary School

Secondary School:

Kings' School

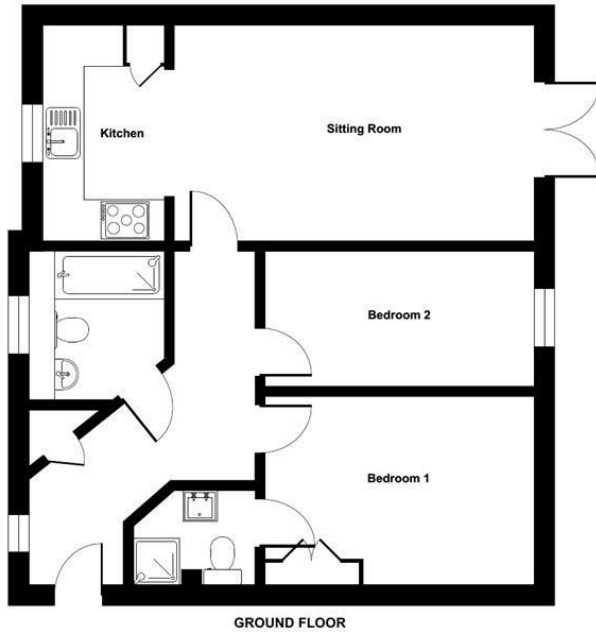
Local Council:

Winchester City Council (01962 840222)

Council Tax:

Band B

Ground Floor = 656 sq ft / 60.9 sq m
For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1145245

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