



**CITY ROAD, WINCHESTER, SO23**  
£1,300 per month\*

**Carter Jonas**

# CITY ROAD, WINCHESTER, SO23

Newly built, high specification 2 bedroom first floor furnished apartment with access to a balcony. Ideally situated within easy walking distance to the train station and Winchester High Street.

High specification kitchen with integrated appliances which is open plan to the reception area. There are two double bedrooms, one with an en-suite shower room and there is an additional shower room leading off the hall.

There is access to an exclusive use balcony.

No parking.

Council Tax: Band C (Winchester City Council for current cost)  
Mains Electric and Water.

For internet and mobile services check ofcom.org.uk

Initial tenancy of 12 months.

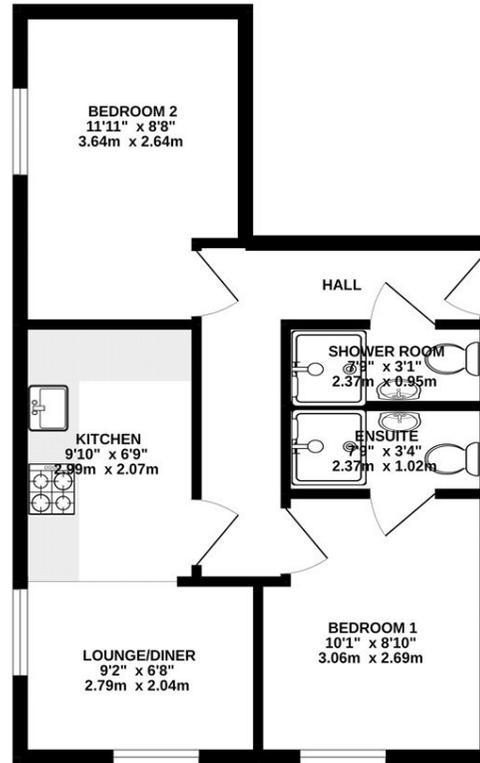
Holding deposit equivalent to 1 week's rent = £300

Deposit equivalent to 5 weeks' rent @ £1,300pcm = £1,500

- 2 Double Bedrooms
- 2 Bathrooms
- Kitchen
- Living/Dining room
- Balcony
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq.ft. (39.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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