



**STAPLE GARDENS, WINCHESTER, SO23**  
£1,900 per month\*

**Carter Jonas**



# STAPLE GARDENS, WINCHESTER, SO23

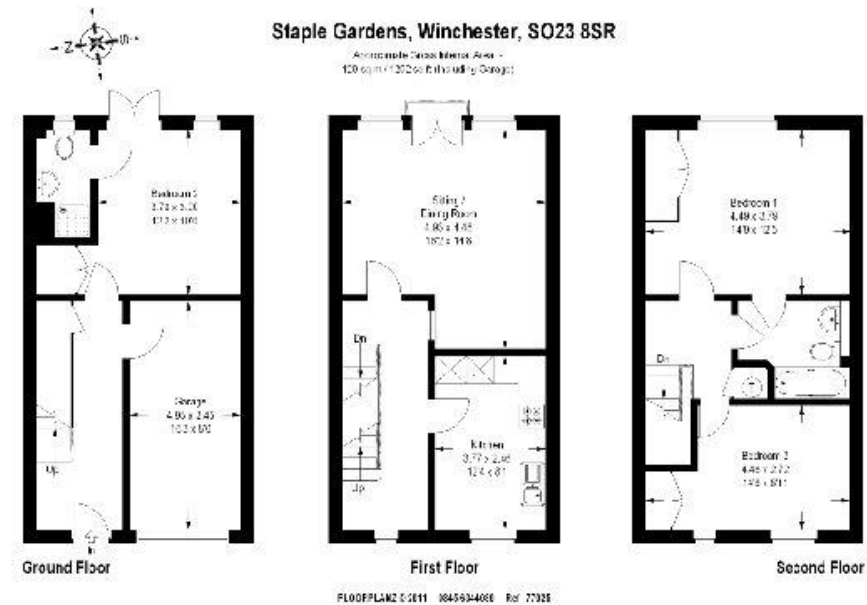
Conveniently situated, a recently redecorated and recarpeted contemporary 3 bedroom town house in the heart of Winchester yet tucked away in a quiet position. The property has both an integral garage and permit parking and is within a short walk of the train station.

Spacious accommodation over three floors: Ground floor with entrance hall, stairs to first floor, door to integral garage and door to downstairs double bedroom with French windows to the terrace and an ensuite shower room. The 1st floor has a well-equipped kitchen with all appliances and a living room with space for a dining table, and Juliet balcony. The main bedroom is on the 2nd floor with an interconnecting bathroom with a shower over the bath shared with the third bedroom. All bedrooms have built in fitted wardrobes and curtains. Outside there is a small terrace which catches the morning sun. There is a single, integral garage.

Holding fee equivalent to 1 week's rent £438  
Deposit equivalent to 5 weeks rent at £1900pcm= £2192  
Available for a minimum term of 12 months

- Long Let
- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Town House
- Unfurnished
- Patio
- Garage
- Permit Parking
- EPC = C
- Council Tax E

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



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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\* Administration fees may apply depending on tenancy type. Please contact your local branch for this information.