



HERDWICK ROAD, AUGUSTA PARK, SP11
£825 per month*

Carter Jonas

HERDWICK ROAD, AUGUSTA PARK, SP11

Modern, spacious two bedroom, two bathroom flat with garage occupying the entire first floor of a detached building.


Open plan sitting/dining room with separate kitchen area. Principal bedroom with built in wardrobes and an en suite shower room. Second smaller double bedroom and a bathroom. Hall with built in cupboards.

Garage with store room.

Offering for a minimum term of 12 months
Council Tax: Band B (Test Valley Borough Council for current cost)
Mains Gas, Electric and Water
For internet and mobile services check ofcom
Holding deposit equivalent to 1 week's rent = £190
Deposit equivalent to 5 weeks' rent @ £951

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Apartment
- Garage
- EPC = C
- Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(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	



Winchester Lettings 01962 876838
winchester-residentiallettings@carterjonas.co.uk
9a Jewry Street, Winchester, Hampshire, SO23 8RZ



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.