



OLD PARSONAGE COURT, OTTERBOURNE, SO21 2EP

Carter Jonas

# OLD PARSONAGE COURT, OTTERBOURNE, SO21 2EP

2 bedrooms • Sitting/dining room • Walk in wet room • Kitchen • Shared hall with lift • Pretty communal grounds • EPC rating D

## DESCRIPTION

Set in a courtyard development of apartments and bungalows, the property is located on the first floor and has a lift providing access as well as stairs. Each block comprises approximately 6 apartments. The private entrance door opens to the light entrance hall with doors through to all rooms. The sitting room has sliding doors and juliet balcony overlooking the gardens and opens to the modern fitted kitchen with wall, base and drawer units and appliances. There are two bedrooms and a walk in wet room. Externally there are extensive communal grounds, and residents on site parking.

## LOCATION

Otterbourne is a popular village conveniently situated between Winchester (about 4 miles to the north) and Southampton (about 7 miles to the south). There are good local facilities including a Nisa Local shop, garden centre and pub. The surrounding countryside is beautiful and provides excellent country walks. There is convenient access for the M3 and London is about 1 hour by train from Winchester or nearby Shawford, 1.8 miles, furthermore there is a good local bus service.

## ADDITIONAL INFORMATION

Tenure: Leasehold - 99 years from June 2015. Service charge: £5,664 paid annually reviewed in June 2023. Ground rent: £100 per annum.

Services: Mains electric, water and drainage.

Local Authority: Winchester City Council. Council Tax Band D.

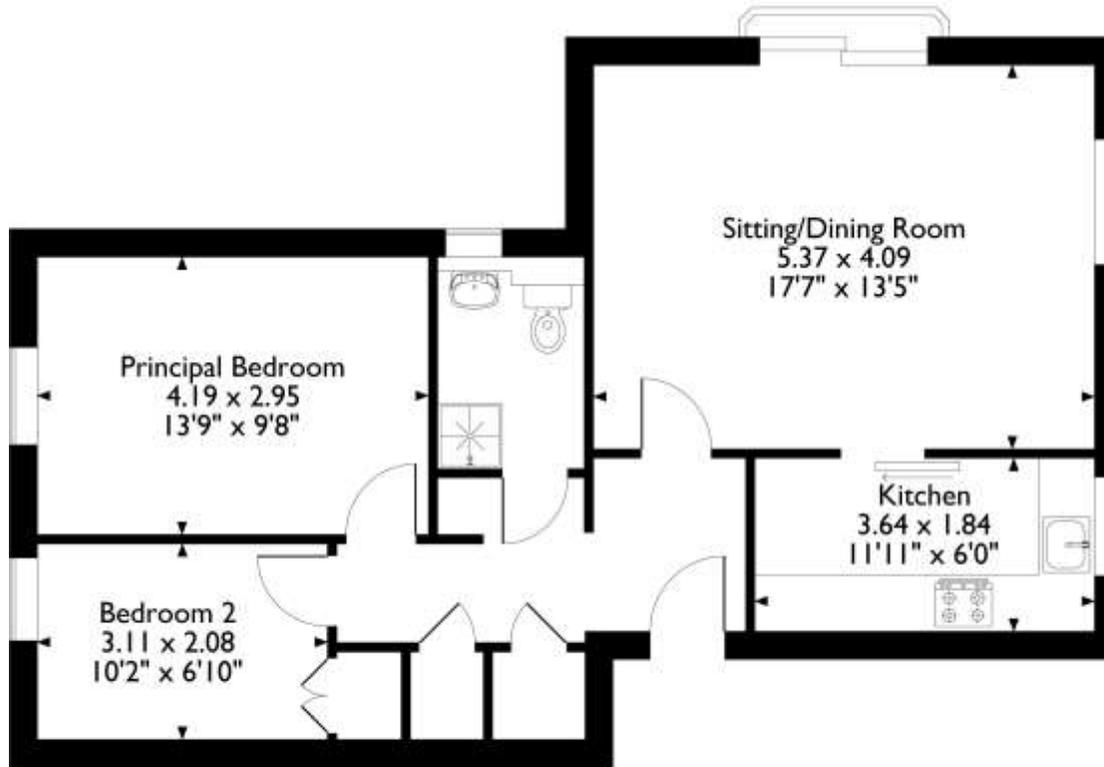
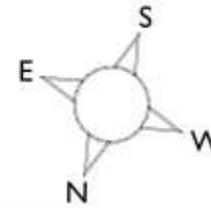
Viewing: Strictly by appointment through the selling agents  
Carter Jonas T: 01962 842742

## A FIRST FLOOR (WITH LIFT), SOUTH FACING TWO BEDROOM RETIREMENT APARTMENT



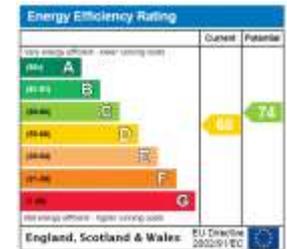


18, Old Parsonage Court, Winchester, Hampshire  
 Approximate Gross Internal Area  
 63 Sq M/676 Sq Ft



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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