



OLD PARSONAGE COURT, OTTERBOURNE

Carter Jonas

OLD PARSONAGE COURT, OTTERBOURNE, SO21 2EP

Shared hall with lift • Kitchen • Sitting/dining room • 2 bedrooms • Bathroom • Charming communal grounds • EPC rating D

DESCRIPTION

Old Parsonage Court is a retirement development in the delightful grounds of The Old Parsonage which is part of the well regarded Brendoncare Foundation. It is a complex of 16 flats and six bungalows with the residents having the benefit of 24-hour emergency callout and property maintenance. Furthermore there are regular social gatherings and there is a function room for events. Built to a high standard the apartments enjoy good insulation, lift access, double glazing, all electric heating and wheelchair accessible doors. 20 Old Parsonage Court is a comfortable two-bedroom ground floor apartment tucked away in a pleasant corner of the grounds. The kitchen is fully fitted with a washing machine and dishwasher. The bathroom has been upgraded recently to a wet room. The property has plenty of storage cupboards and uprated electric storage heaters have been recently installed.

OUTSIDE

The private area outside the living room patio doors provides a nice quiet sitting area. The communal grounds of Old Parsonage Court are beautifully maintained with mature trees, herbaceous borders, seating areas and expanses of lawn for the exclusive use of residents. There are areas of garden around the apartment blocks and there is an area of woodland.

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 an excellent Nisa shop with post office, a garden centre and pubs. 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, furthermore there is a good local bus service.

ADDITIONAL INFORMATION

Tenure: Leasehold - 99 years from June 2015. Service charge: £5,808 paid monthly (£484) and reviewed in April. No Ground rent applicable.

Services: Mains electric, water and drainage.

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

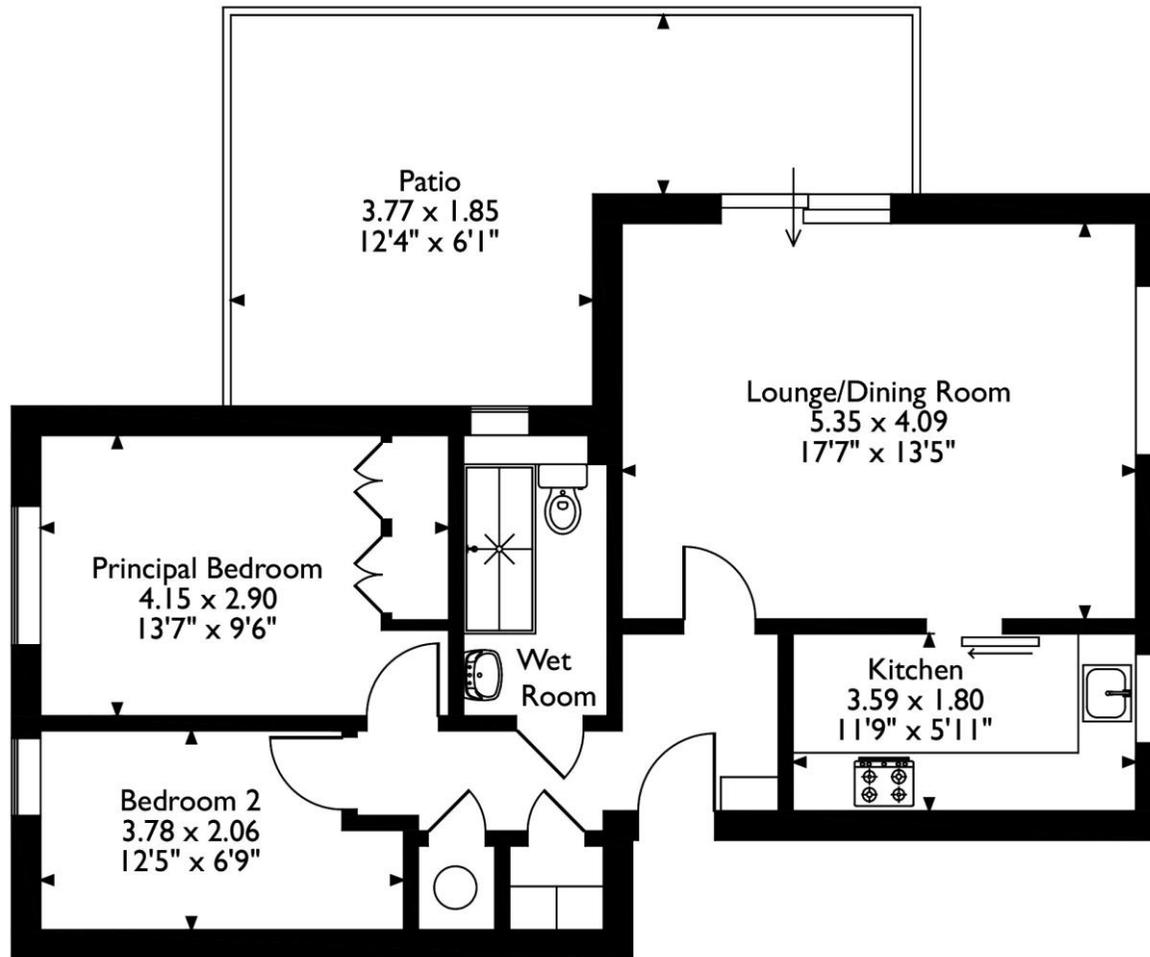
Viewing: Strictly by appointment through the selling agents Carter Jonas T: 01962 842742

A 2 BEDROOM, GROUND FLOOR RETIREMENT APARTMENT





20 Old Parsonage Court, Otterbourne, Winchester, Hampshire
 Approximate Gross Internal Area
 63 Sq M/678 Sq Ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter-Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.