



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

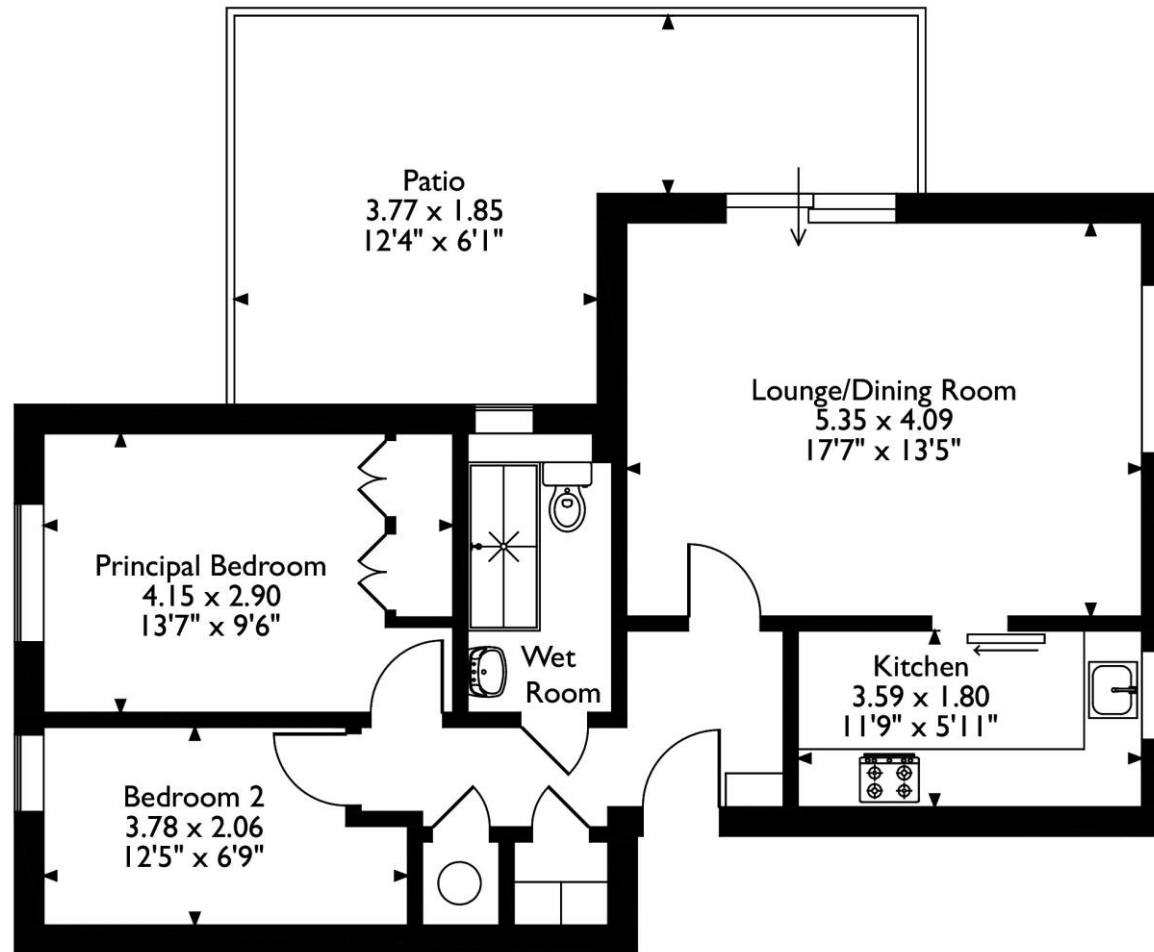
## A 2 BEDROOM, GROUND FLOOR RETIREMENT APARTMENT







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

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#### IMPORTANT INFORMATION

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