



OLD PARSONAGE COURT, OTTERBOURNE, SO21

Carter Jonas

22 OLD PARSONAGE COURT, OTTERBOURNE, SO21 2EP

Communal hall * Entrance hall * Sitting/dining room * Kitchen * 2 bedrooms * Bathroom * Lift * Parking by allocation * Communal gardens and grounds

SITUATION

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 Budgens 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.

PROPERTY

Old Parsonage Court is a small retirement development in the delightful grounds of The Old Parsonage building run by the well regarded Brendoncare Foundation. It is a complex of 22 flats and bungalows with the residents having the benefit of 24-hour emergency call-out and property maintenance. 22 Old Parsonage Court is a bright and light first floor, two bedroom apartment with a lovely southerly outlook over the gardens and the everyday comings and goings. Built to a high standard the property has good insulation, double glazing, all electric economy 7 heating and wheelchair accessible doors. The shared front door is fully automated and is accessed via a near level path from the parking areas. There is a lift and staircase to the first floor. Internally there is a smart sitting/dining room with electric fireplace, bookcase and sliding doors opening onto a Juliette balcony which has an awning over. The kitchen was refitted in 2014 and the bathroom has also been updated and offers a good accessible shower. There is also loft access.

OUTSIDE

The communal grounds of Old Parsonage Court and The Old Parsonage are a lovely setting and beautifully maintained with mature trees, herbaceous borders, seating areas and expanses of lawn. There is allocated parking.

ADDITIONAL INFORMATION

Tenure: Leasehold. Term 99 years. Ground Rent £200. Service Charge £345pcm.

Local Authority: Winchester City Council. Tax Band D.

Energy Efficiency: Band C.

Services: Electric heating. Mains electric, water and drainage.

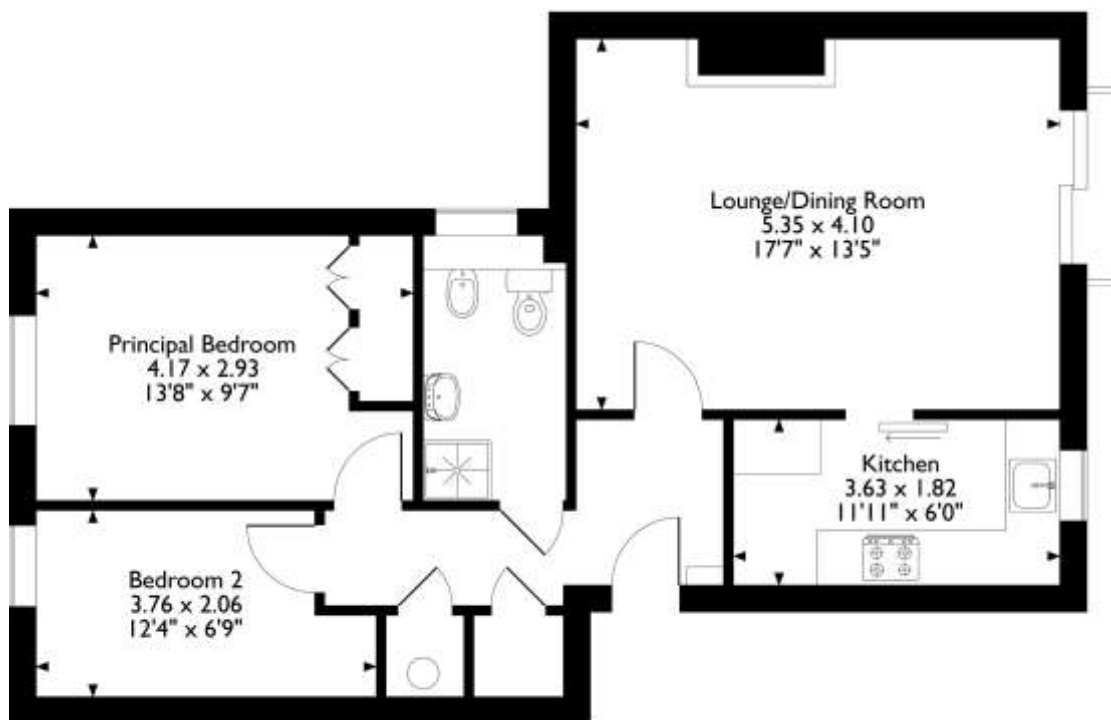
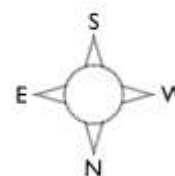
Viewing: Strictly by appointment through the selling agents Carter Jonas.

A SMART, LIGHT AND BRIGHT TWO BEDROOM RETIREMENT APARTMENT WITH A LOVELY SOUTH FACING VIEW IN THE PRETTY GROUNDS OF THIS POPULAR AND WELL REGARDED BRENDONCARE PROPERTY. EPC: BAND: D

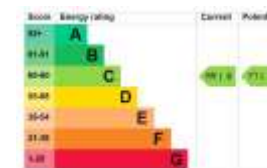




22 Old Parsonage Court Otterbourne,
Winchester, Hampshire
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



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.



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Classification L2 - Business Data