



**CITY ROAD, WINCHESTER, SO23**  
£1,400 per month\*

**Carter Jonas**

# CITY ROAD, WINCHESTER, SO23

Recently built, high specification 2 bedroom second floor furnished apartment, with great views across the city centre and balcony. Ideally situated within easy walking distance to the train station and Winchester High Street.

High specification kitchen with integrated appliances which is open plan to the reception area with door leading to a lovely balcony. There are two double bedrooms, full bathroom, and additional shower room.

Wifi included in the rent.

The property is not eligible for permit parking.

Council Tax: Band C (Winchester City Council website for current cost)  
Mains Electricity and Water.

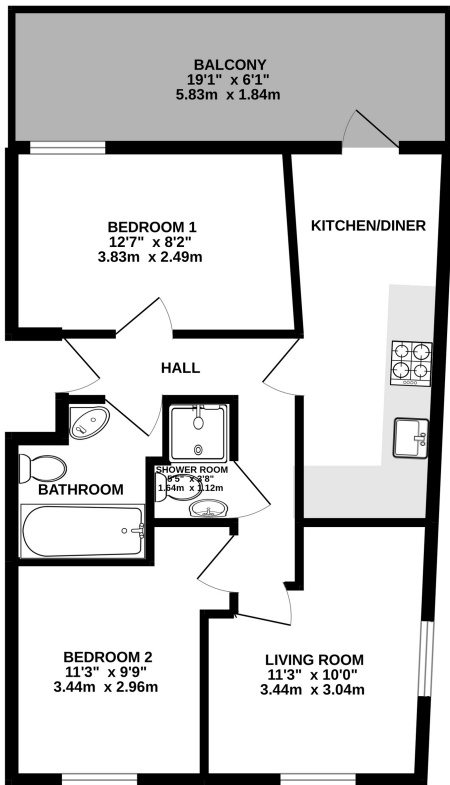
For internet and mobile services check ofcom.org.uk  
12 month term offered.

Holding deposit equivalent to 1 week's rent = £323 @ £1,400pcm  
Deposit is 5 weeks rent (£1,400 pcm = £1,615 deposit))

- Minimum term 12 months
- 2 Bedrooms
- 2 Bathrooms
- Balcony
- Furnished
- 2nd Floor
- No parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+) A		86
(81-87) B		
(69-80) C	76	
(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		

GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Classification L2 - Business Data

## 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. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas 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 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.