



# Hellards



*At home in Petersfield*

# 2 Winton Court, Winton Road

PETERSFIELD, Hampshire, GU32 3HB

## Asking Rent £ 1,400 PCM

- EPC Rating C
- Holding Deposit £323.07
- Deposit £1615.35
- Council Tax Band C
- Ground Floor
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Bathroom with shower over the bath
- Garage
- Communal Garden



A modern and stylishly decorated ground floor apartment located a stone's throw of Petersfield's Waitrose and town centre.







The apartment has grey laminate floor throughout, with a light grey décor, which gives an overall light and contemporary feel.

Upon entering, there is a hallway with doors leading off to all the rooms. There is a good-sized sitting room, a bathroom with shower over the bath.

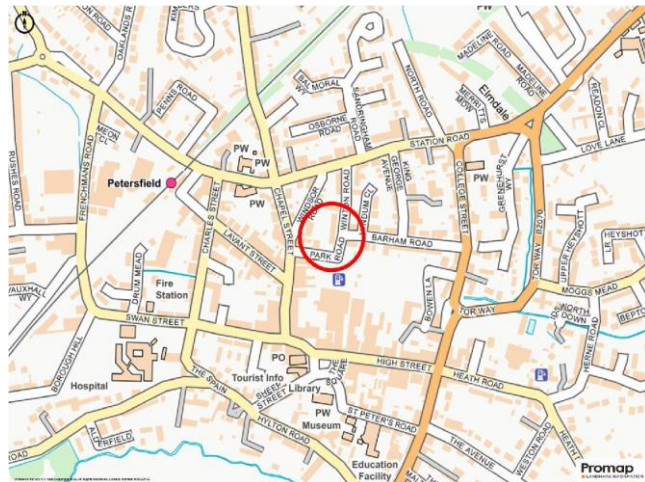
There are two double bedrooms, the master has a built in cupboard. There is a kitchen/breakfast room, with gloss white base and eye-level units and contrasting worktop.

To the rear is a communal garden, and there is a garage in a nearby block.

Ultrafast Broadband is available (Source: Ofcom). There is a mobile signal available from EE, Three, O2 and Vodafone (Source: Ofcom).

We understand that all mains services are connected.



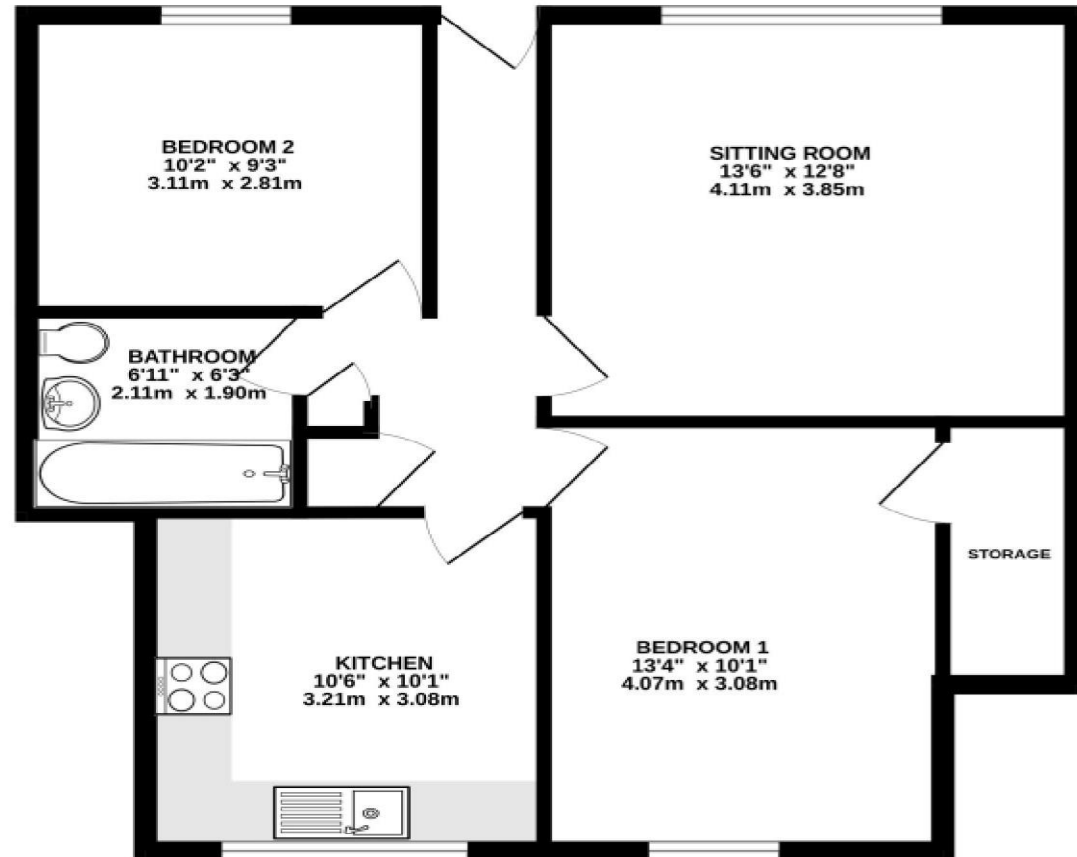


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>74</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**GROUND FLOOR**  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

