

Hellards



At home in Winchester

38 Ashbourne Court Winton Close

WINCHESTER, HAMPSHIRE, SO22 6DJ

Asking Rent £ 1,500 PCM

Energy Performance Rating B

Holding Deposit £346.15

Deposit £1,730.75

Council Tax Band C

Open plan sitting / dining room / kitchen

Two bedrooms

Bathroom and En-Suite Shower Room

Communal Gardens

Allocated Parking Space

Conveniently Located for Railway Station



A generously-sized ground floor apartment, located within a pleasant walk of the railway station and city centre.





Neutrally decorated throughout, with modern light grey wood effect flooring, this naturally well lit apartment has a welcoming entrance hall, with built in storage and doors through to all the rooms. Both bedrooms are doubles, and the master bedroom has an en-suite shower room. The main bathroom has a white suite with shower over the bath. Double doors lead from the hallway through to the open plan living area. The kitchen is fitted with a contemporary range of units, and includes an integrated fridge freezer, dishwasher and washer dryer.

Externally there is an allocated parking space, well maintained communal gardens and storage for bikes.

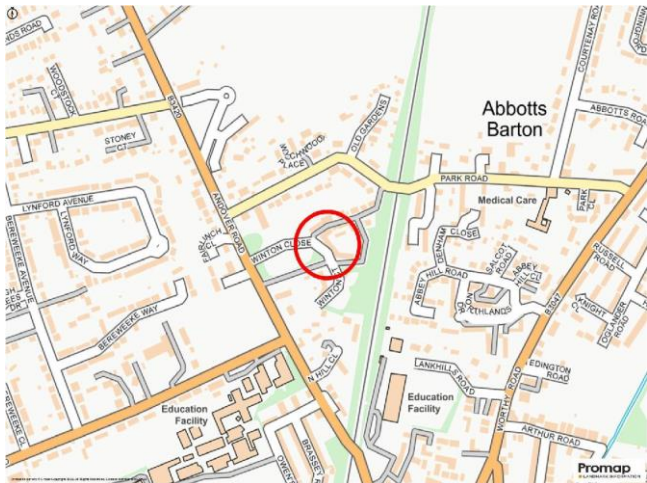
The property has gas central heating. Superfast broadband is available (source: Ofcom). There is likely to be a mobile signal from O2 and Vodafone, and a limited mobile signal from EE and Three (source: Ofcom).

Winton Gate is conveniently positioned for the mainline railway station, college and the city centre with its high street shops, boutiques, Discovery Centre, coffee shops, public houses, restaurants, theatre, cinema, museum and, of course, the City's historic cathedral. It is noted for its proximity to the good range of local shops on both Priors Dean Road and Stoney Lane.

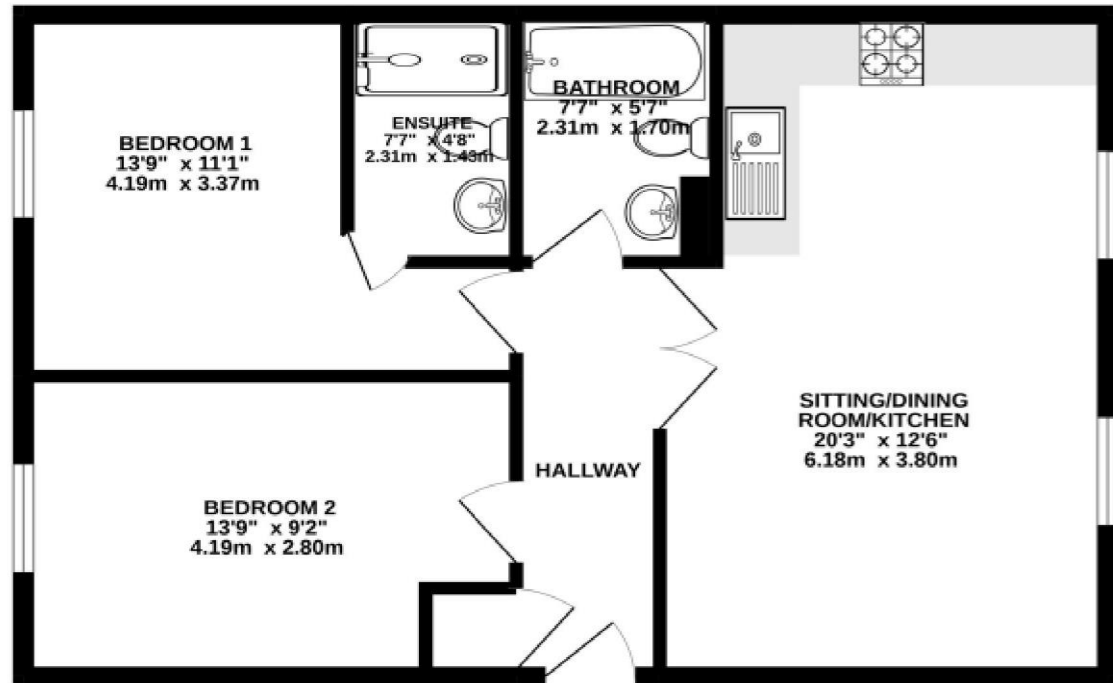


DIRECTIONS

Leave Winchester heading North on Andover Road, passing The Jolly Farmer public house on your left. Take the next right into Winton Close and follow the crescent in a clockwise direction. The property can be found on the right hand side as you come back towards the entrance/exit road.



GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		81

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

TOTAL FLOOR AREA : 611 sq ft. (56.7 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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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.

