



**LANSDOWNE AVENUE, WINCHESTER, SO23**

**£1,350 per month\***

**Carter Jonas**



# **LANSDOWNE AVENUE, WINCHESTER, SO23**

Light and airy two bedroom, 2nd floor apartment with balcony in the popular St Cross area. The property is situated within walking distance of Winchester City centre and the train station, and close to frequent local bus services.

There is a stylish, chrome effect contemporary kitchen with fridge-freezer and washing machine, a good sized sitting room with space for a table and French windows leading to a balcony and overlooking mature gardens. There are two double bedrooms, of which the principle has excellent wardrobes and there is a recently fitted bathroom with shower over the bath. There is superb built in storage throughout the apartment. The property benefits from having a garage, further permit parking and communal gardens.

The property is offered unfurnished for a minimum 12 month term.  
Council Tax: Band D - check with Winchester City Council for current charges.  
Services: mains, water and electricity. For internet and broadband please check the Ofcom website.  
Holding deposit equivalent to 1 week's rent = £311  
Deposit is 5 weeks rent (@£1,350 pcm = £1,557 deposit)

- 2 Bedrooms
- 1 Bathroom
- Garage
- 1 Reception Room
- Unfurnished
- Permit Parking
- Apartment
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

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L2 - Business



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 \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.