



**NEWTON HOUSE, FISHWICKE ROAD, WINCHESTER, SO22**  
£1,750 per month\*

**Carter Jonas**

# NEWTON HOUSE, FISHWICKE ROAD, WINCHESTER, SO22

- Open plan kitchen/living room • Two double bedrooms • Two bathrooms • Two parking spaces • EV chargers • First floor • EPC Rating B

Excellent new build, two double bedroom, two bathroom flat in the popular area of Barton Farm, within walking distance of Winchester city centre and the railway station, with direct trains to London Waterloo.

The apartment is accessed from the ground floor via either stairs or a lift and benefits from a secure entry phone system for visitor access. Upon entering, the hallway offers two generous storage cupboards and provides access to all rooms. Spacious and well-presented throughout, the property features a bright open-plan kitchen and living area fitted with integrated appliances including an induction hob, electric oven, washer/dryer, dishwasher, and fridge freezer. The living space is further enhanced by a south-facing balcony, ideal for enjoying natural light.

The principal bedroom includes a large built-in wardrobe and a modern en-suite shower room with both waterfall and adjustable shower heads. There is also a second double bedroom and a contemporary main bathroom fitted with a bath and shower over. The apartment is finished with high-quality vinyl flooring throughout, complemented by tiled flooring in both bathrooms. Additional benefits include secure communal bicycle storage, an entry phone system, and two allocated parking spaces.

## ADDITIONAL INFORMATION

**Services:** Mains water, electricity and gas.

**Council Tax:** Band D (Winchester City Council for current cost)

**Broadband:** For internet and mobile services check ofcom.org.uk

**Agents Note:** Under the Estate Agents Act 1979 we advise that the

property is owned by an employee of Carter Jonas

Holding deposit equivalent to 1 week's rent = £403

Security deposit to be registered with the TDS at = £2,019.00

Available for a minimum initial term of 12 months



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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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Classification L2 - Business Data

## IMPORTANT INFORMATION

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