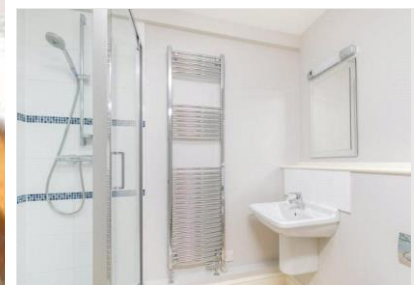




Fairlawn House, Christchurch Road, Winchester, Hampshire, SO23 9SR



### **SPECIFICATION**

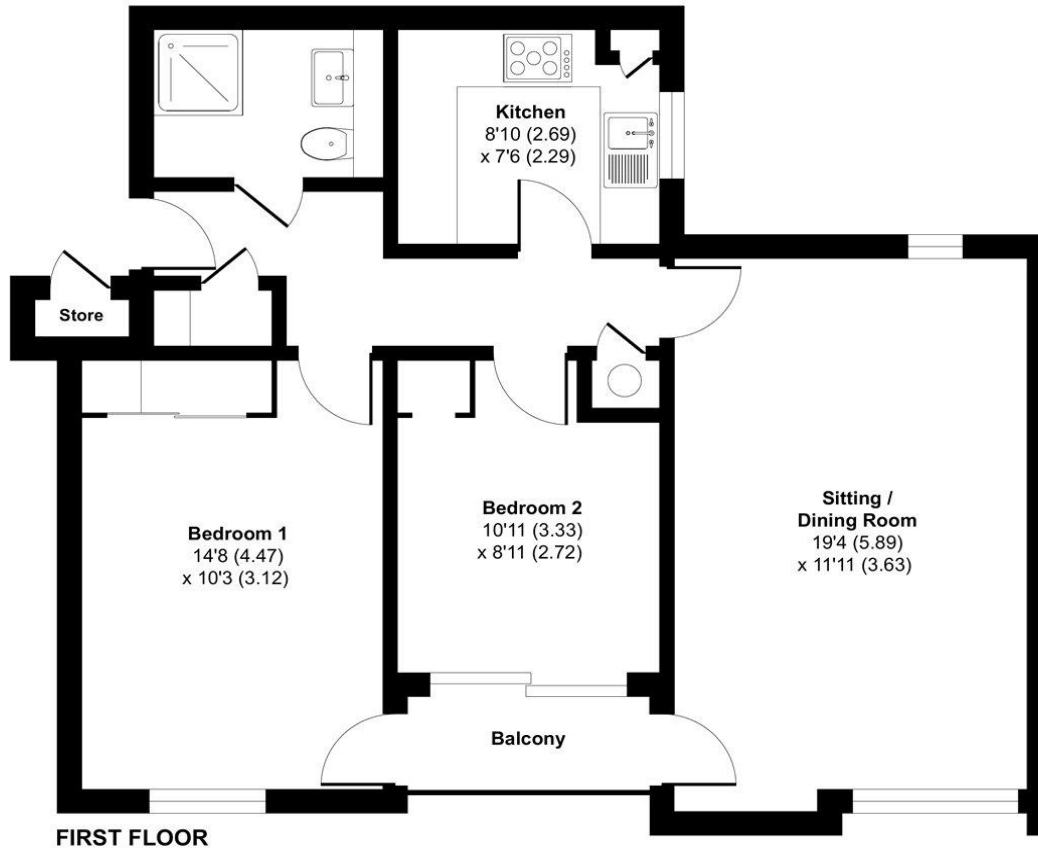
- First-floor apartment
- Refurbished throughout
- Desirable location
- Two bedrooms
- Shower room
- John Lewis kitchen with integrated appliances
- Balcony
- Permit parking
- Communal garden

### **ACCOMMODATION**

Beautifully presented first floor apartment located within one of the most desirable locations within Winchester. The apartment was refurbished throughout approximately one year ago and incorporates an entrance hall with a storage cupboard, shower room with a corner shower and a vanity unit incorporating a wash basin and wc, heated towel rail and a light up wall mirror. There are two well-proportioned double bedrooms, both with fitted wardrobe. A front to back dual aspect sitting room which will include a wooden book case, corner unit and a dresser. A John Lewis kitchen offers ample storage, a 'Neff' integrated double/combination oven, gas hob, extractor fan. The kitchen further benefits from an integrated washing machine. A further benefit to the property is a balcony with doors linking the sitting room and both bedrooms. The property further benefits from an attractive communal garden and permit parking.

Approximate Area = 684 sq ft / 64 sq m (excludes store)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(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	



This floor plan was constructed using measurements provided to © nchecom 2022 by a third party.  
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## SITUATION

Located in the desirable area of St. Cross, nestled in the water meadows alongside the River Itchen providing walks and cycling paths. Winchester City has winding streets offering hidden bookshops, boutiques, a wide selection of restaurants, traditional inns, contemporary bars and the renowned Theatre Royal. Communications are excellent with the A34, M3 and M27 within easy reach.

## LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: D  
Minimum Term: 12 Months

## GUIDE PRICE

£1,500 per month  
Security Deposit: £1,730.76 (based on advertised rental price)  
Holding Deposit: £346.15 (based on advertised rental price)



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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