



ORCHARD HOUSE, BURMA ROAD, SO22

£1,650 per month*

Carter Jonas

ORCHARD HOUSE, BURMA ROAD, OFF SPARKFORD ROAD, WINCHESTER, SO22

- 2 Bedrooms
- Open plan reception room / kitchen
- 2 Bathrooms
- Unfurnished
- Penthouse Apartment with lift access
- Balcony
- Two Allocated Parking Spaces

THE PROPERTY

The accommodation offers a spacious open plan kitchen/living room with granite worktop, integrated fridge/freezer and dishwasher, eye level Bosch double oven and hob, oak wood flooring and patio doors to balcony.

There are two good sized double bedrooms both with large built in wardrobes and one with en suite shower room. There is a further bathroom with shower over bath plus washer/dryer.

Two allocated parking spaces.

Balcony with super views to St Catherine's Hill.

SERVICES

Mains electricity, water and drainage.

For internet and mobile please check the ofcom website.

Stunning and contemporary 2 bedroom penthouse apartment with views over St Catherine's Hill fitted to an exceptionally high standard and within easy walk of the city centre, railway station and water meadows. The M3, A34 and A303 are easily accessible by car.

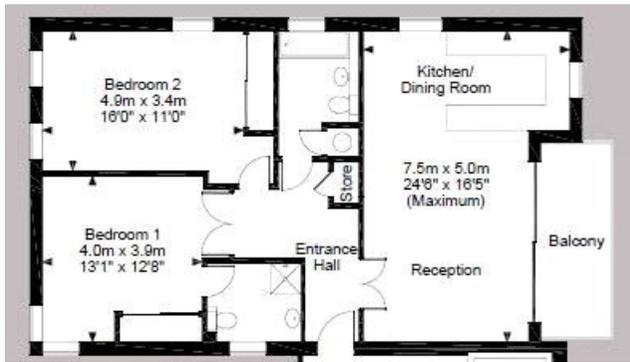


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		77
C		
(55-68)	58	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band C – check current charges on Winchester City Council website
Deposit	Holding deposit equivalent to 1 week's rent = £380 Deposit is 5 weeks rent (@£1,650 pcm = £1,903)





IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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