



**ROPEWALK HOUSE, HYDE ABBEY ROAD, SO23**

**£1,400 per month\***

**Carter Jonas**



# HYDE ABBEY ROAD, WINCHESTER, SO23

Beautifully presented top floor apartment in convenient central location.

Refurbished in 2020 to include new carpets, a new bathroom and redecoration. Accommodation includes a well-equipped kitchen with integral appliances, bright reception room with space for a large sofa and dining table. There is a principal bedroom with built-in wardrobes and new en suite shower, further double bedroom and a recently refurbished bathroom with shower over the bath.

Communal gardens and allocated parking.

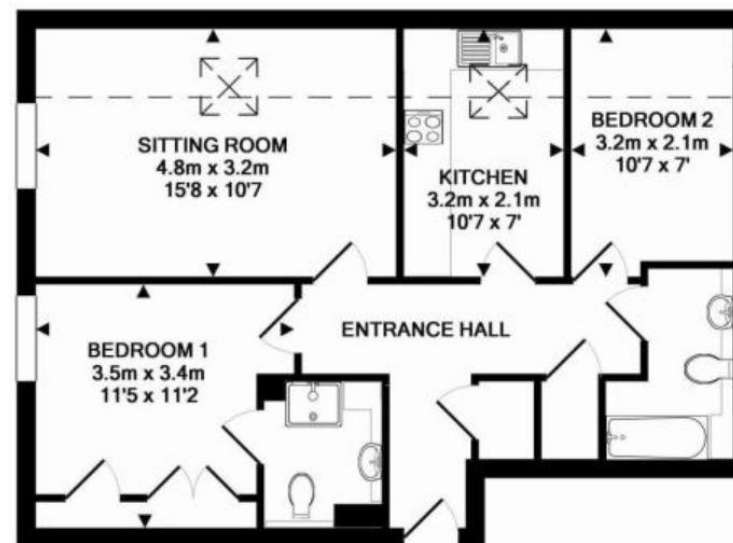
Regret no pets.

Council Tax Band: D check with Winchester City Council for current charges

Offered for a minimum term of 12 months.

Mains water, gas, electricity and drainage.

For Internet and Broadband please check the Ofcom website.



TOTAL APPROX. FLOOR AREA 57.2 SQ.M. (616 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Communal Garden
- Allocated Parking
- Apartment
- Unfurnished
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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\* Administration fees may apply depending on tenancy type. Please contact your local branch for this information.