



**17 OLD PARSONAGE COURT**

Otterbourne, Winchester, Hampshire, SO21 2EP

**Carter Jonas**

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## 17 OLD PARSONAGE COURT, OTTERBOURNE, WINCHESTER, HAMPSHIRE, SO21 2EP

### A GROUND FLOOR RETIREMENT APARTMENT IN ATTRACTIVE GROUNDS

- Shared hall with lift
- Kitchen
- Sitting/dining room
- 2 Bedrooms
- Bathroom
- Charming communal grounds

#### DESCRIPTION

Old Parsonage Court is a complex of 22 flats and bungalows set in beautiful communal gardens and residents having the benefit of an emergency call out system.

A recently refurbished newly carpeted and decorated two-bedroom ground floor apartment tucked away in a pleasant corner of the grounds. It has an attractive and spacious sitting/dining room with sliding doors opening on to a terrace with a pretty area of the gardens beyond and 2 bright and airy bedrooms overlooking woodland. The modern wet room makes easy access.

#### OUTSIDE

The communal grounds of Old Parsonage Court and The Old Parsonage are a lovely setting and beautifully maintained with mature trees, herbaceous borders, seating areas and expanses of lawn. There are areas of garden around the apartment blocks and from the patio doors in the sitting/dining room, and beyond the terrace and tended garden, is an area of woodland. There is allocated parking with the property.



## LOCATION

Otterbourne is a popular village conveniently situated between Winchester (about 4 miles to the north) and Southampton (about 7 miles to the south). There are good local facilities including an excellent Nisa shop with post office, a garden centre and pubs. The surrounding countryside is beautiful and provides excellent country walks. There is convenient access for the M3 and London is about 1 hour by train from Winchester or Shawford, furthermore there is a good local bus service.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold. 99 year lease from 24th June 2015. 90 years 1 month remaining. Ground Rent: £100. Ground Rent review period: TBC. Annual Service Charge: £5808. Service Charge review period: TBC.

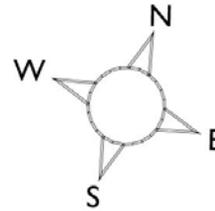
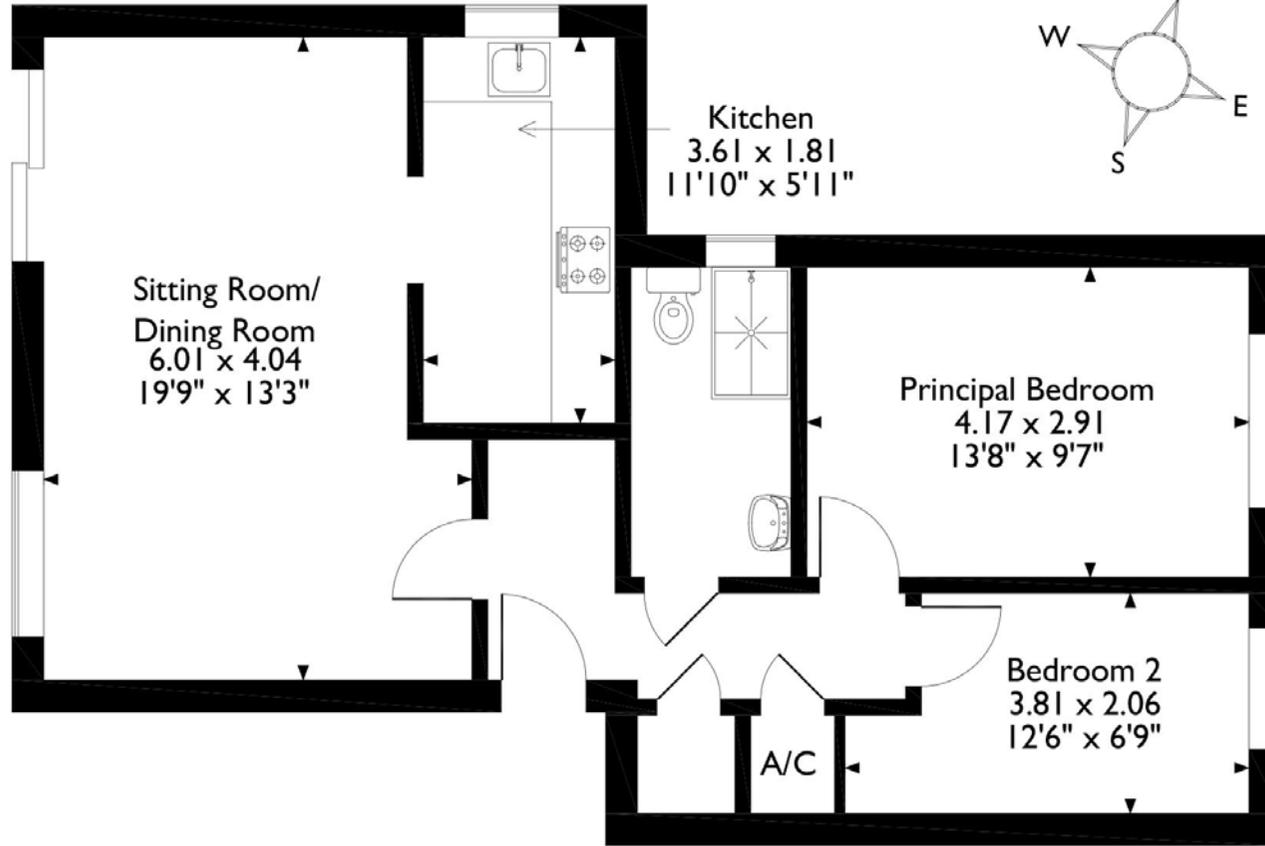
**Services:** Mains electric, water and drainage. Electric central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council. Council Tax Band D.

**Viewings:** Strictly by appointment through the agent, Carter Jonas, 01962 842742.



17 Old Parsonage Court, Otterbourne, Winchester  
 Approximate Gross Internal Area  
 63 Sq M/678 Sq Ft



**Ground Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Winchester 01962 842742**  
 winchester@carterjonas.co.uk  
 9a Jewry Street, Winchester, SO23 8RZ

**carterjonas.co.uk**  
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