



CLIFTON ROAD, WINCHESTER, SO22
£1,250 per month*

Carter Jonas

CLIFTON ROAD, WINCHESTER, SO22

A well-presented, spacious one bedroom ground floor part furnished apartment, with the benefit of its own entrance, off-street parking and a courtyard garden. Ideally situated being tucked away in this popular area near Oram's Arbour within a short walk of the railway station and city centre.

The front door leads to a well equipped kitchen with electric cooker, washing machine and fridge/freezer. There is a spacious reception room with sitting area and a table and chairs, which leads to a double bedroom with large fitted wardrobes. Separate bathroom with a shower over the bath.

There is a courtyard garden to the rear with a table and chairs which leads to the off-street parking for 1-2 cars. The property is also entitled to apply for permit parking.

Mains water, gas and electricity

For Internet and mobile coverage please check the Ofcom website
Council Tax: Band C. Please check with Winchester City Council for current charges
Minimum initial term of 6 months. Longer terms may be considered.

Holding fee equivalent to 1 week's rent £288

Deposit equivalent of 5 week's rent @ £1,250 pcm = £1,442.00

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Ground Floor Flat
- Courtyard Garden
- Off-street Parking
- Part Furnished
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Winchester Lettings 01962 876838
winchester-residentiallettings@carterjonas.co.uk
9a Jewry Street, Winchester, Hampshire, SO23 8RZ



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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.