



38 UPPER BROOK STREET  
WINCHESTER CITY CENTRE  
Hampshire, SO23 8DG

£850 PCM

goadsby.com

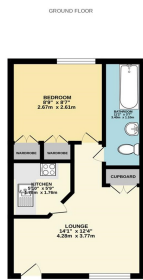


# ONE BEDROOM APARTMENT LOCATED IN THE HEART OF THE CITY CENTRE.

- One bedroom apartment
- Unfurnished
- Central location
- No parking
- EPC Rating - Band D



Energy Efficiency Rating	
Band	Current
A	69
B	60
C	
D	
E	
F	
G	



Reference: 1151311

Deposit Amount: £980

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: No Parking

Utilities:

- Mains Electricity
- No Gas
- Mains Water - metered

Drainage: Mains Drainage

Broadband: Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Mobile Signal: Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Flood Risk: For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

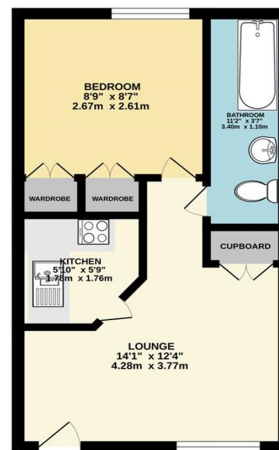
One bedroom apartment located in the heart of the city offered on an unfurnished basis with it's own private entrance.

The apartment comprises of a spacious lounge, separate kitchen, a bathroom with shower over bath and a good sized bedroom with built in storage. Further benefits include white goods being included in the kitchen.

The property has electric over night storage heaters and double glazed windows.

Please note that there is no parking available with this property.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE. Made with Metropac 02024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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