



1 Dunwood Court Salisbury Road | £225,000
Sherfield English, Romsey, SO51 6GR

 Henshaw Fox



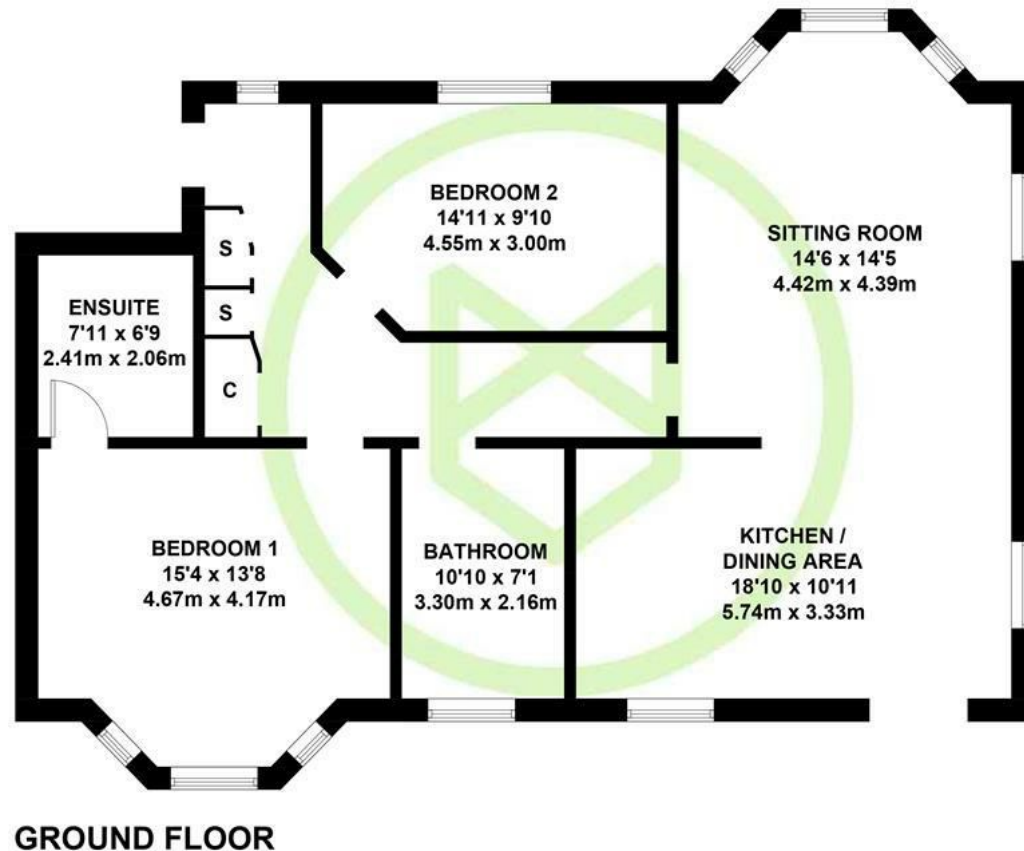
1 Dunwood Court Salisbury Road
Sherfield English, Romsey, SO51 6GR

01794 521339 / 02380 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Positioned on the ground floor, this spacious retirement apartment offers safe and easy living within a luxury development located in a tranquil and rural setting. Offered with no chain, the accommodation comprises two double bedrooms, luxury en-suite shower room and bathroom, stylish open plan kitchen/dining/sitting room, allocated and visitors parking, residents communal areas and on site manager.



APPROXIMATE GROSS INTERNAL AREA
1086 SQ FT / 100.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1037085)

Summary

- Exclusive development for the over 65s
- Located with an idyllic rural setting just outside of Romsey
- No forward chain
- Two double bedrooms
- Luxury ensuite and additional bathroom
- Sitting room, dining room and kitchen with integrated 'Bosch' appliances
- Allocated and residents parking located a short walk from the apartment
- Electric underfloor heating

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Residents Facilities

A wealth of activities and facilities are available at various days and times for the residents which often include visits from a hairdresser, physio and chiroprapist. There are coffee mornings, birthday celebrations, a community bus, fish and chip evening, Rummikub group, and milk and paper deliveries. As part of the lease, each owner has the use of a guest apartment at a low cost per night.

Communal Entrance

The building is accessed via a security access system, 1 Dunwood Court can be found immediately on the left hand side on the ground floor.

Accommodation

The large entrance hallway provides access to the sitting room, the two double bedrooms, bathroom, airing cupboard and fitted storage. The sitting room provides a pleasant double aspect, this large L ' shaped room opens into the dining area and kitchen. The kitchen has granite worktops and fitted 'Bosch' appliances include oven, microwave, hob with extractor over, fridge/freezer, dishwasher and washer/dryer. Doors open from the dining area to a pleasant patio area. Bedroom one is a large double room with a bay window overlooking woodland, a door opens to the en-suite which is fully tiled with a modern white suite comprising WC, wash basin, walk in shower and heated towel rail. Bedroom two is another good size double room. The bathroom is fitted with a modern suite comprising WC, wash basin, bath with shower over, fitted screen, heated towel rail, fitted storage, tiled flooring and walls.

Outside

There is a pleasant courtyard area within Dunwood Court central to the development, with a pleasant water feature. Further extensive and well tended communal gardens offer wonderful countryside views.

Location

Dunwood Court is located with Sherfield English, a small, popular village with an excellent community spirit just a short drive from the market town of Romsey and nestled around a two mile stretch of the A27. For its size it enjoys a surprising array of traditional amenities, benefitting from a thriving and popular public house, The Hatchet, which is frequented by many of the locals from neighbouring villages as well as Sherfield English. It is also served by an excellent local shop and Post Office, choice of tea rooms and village hall that hosts a wide variety of activities and events which all residents are encouraged to join in. Sporting activities are prevalent with an impressive recreation ground and new pavilion which is the envy of every village in the Test Valley.

Parking

The property is a short walk away from an allocated parking space, additional visitors parking is also available.

Age

2008

Tenure

Leasehold

Length of Lease

125 Years from 2008

Ground Rent

£250 Per annum

Service Charge

£8,575 Per annum, paid quarterly

Heating

Electric underfloor heating

Council Tax Band

Band D - Test Valley Borough Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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