



40 Newton Lane | £450,000
Romsey, Hampshire, SO51 8GX

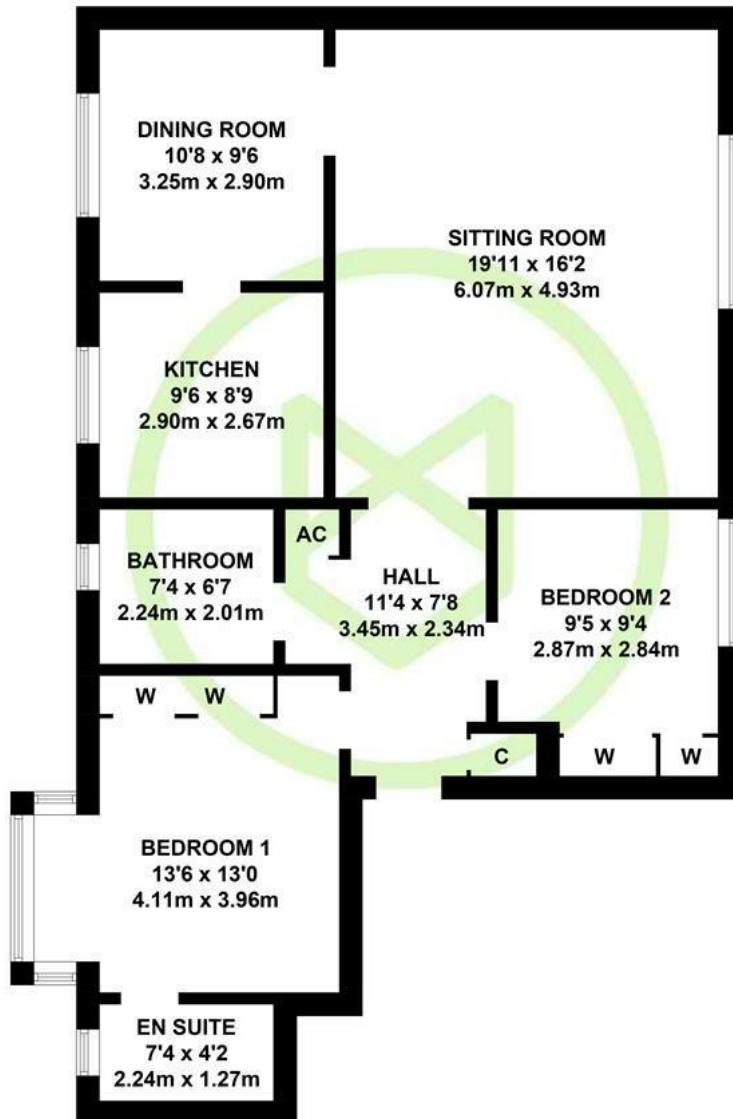
 Henshaw Fox



40 Newton Lane
Romsey, Hampshire, SO51 8GX

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FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 975 SQ FT / 90.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID973189)

Summary

A very spacious and beautifully presented first floor apartment forming part of a desirable and sought-after development in the centre of Romsey. Overlooking beautifully kept communal gardens this property offers two double bedrooms, luxury ensuite, bathroom, large sitting room, dining room, kitchen with fitted appliances and allocated parking within an enclosed courtyard.

Summary

- Located within one the most sought-after developments in Romsey town centre
- Ideal for those downsizing
- Beautifully kept communal gardens
- Allocated parking
- Two double bedrooms, luxury ensuite and bathroom
- Large sitting room, dining room and kitchen
- Kitchen with integrated appliances
- Sellers identified potential forward purchase
- 'Pure-Pro' water filtration system within the apartment

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Communal Entrance

A security entrance system provides access to the communal hallway, 40 Newton Lane can be located on the first floor.

Accommodation

Immediately upon entering the property the quality feel of this spacious apartment becomes apparent. The entrance hallway provides access to the airing cupboard, a storage cupboard, the bathroom, bedroom one, bedroom two and the large sitting room. The sitting room has a large window overlooking the communal gardens, doors open into the dining room which then leads into the kitchen. The kitchen is fitted with a range of cupboards and drawers, built in appliances include a chest level double oven, gas hob with extractor canopy over, dishwasher, washing machine and fridge/freezer. Both bedrooms one and two are generous double rooms and both benefit from built in wardrobes. The ensuite is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. The bathroom has been fitted with a suite comprising WC, wash basin, bath with shower over and a heated towel rail.

Outside

There are beautifully kept communal gardens

Parking

There is an allocated parking space.

Location

Newton Lane is situated within the town centre with all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

Identified potential forward purchase

Tenure

Leasehold

Length of Lease

999 Years from 2002

Service Charge & Ground Rent

Ground Rent £250 per annum

Service charge approximately £2,693.73 per annum

Heating

Gas central heating

Council Tax

Band D - Test Valley Borough Council

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