



12 Holt Court Latimer Street | £230,000
Romsey, Hampshire, SO51 8LD





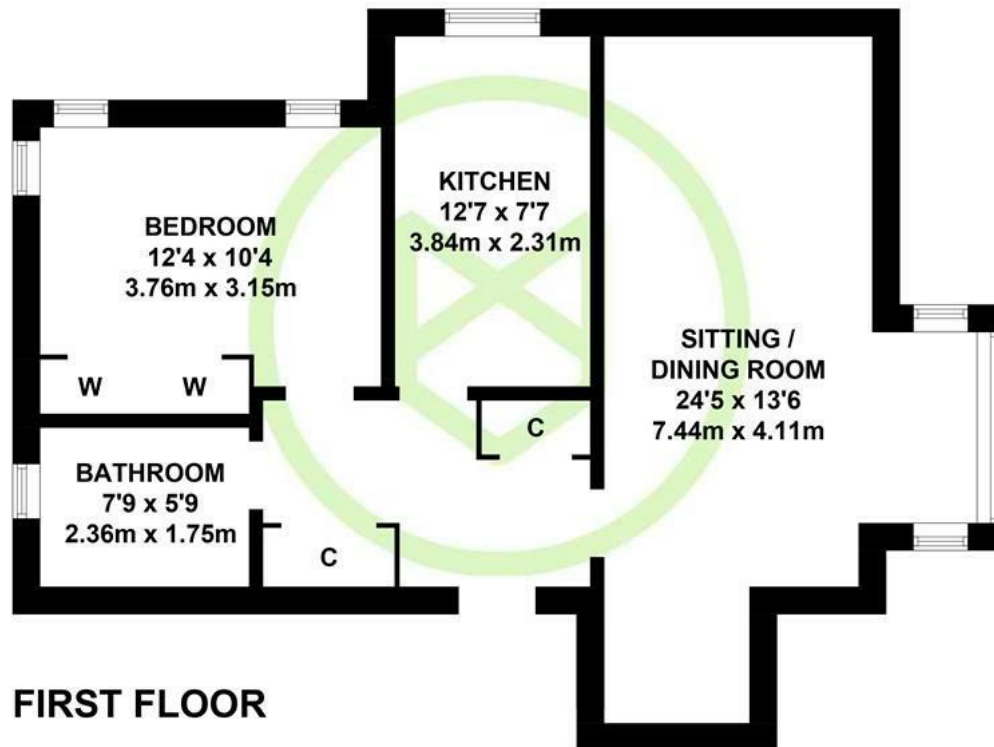
12 Holt Court Latimer Street
Romsey, Hampshire, SO51 8LD

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Summary

Offered with no onward chain, this delightful first floor apartment is situated in a secluded position, within the heart of Romsey Town centre. The home features a spacious sitting room with large bay window, modern kitchen, generous double bedroom with built in wardrobes and well maintained shower room. Visitor parking is available and Lortemore Place car park is adjacent.



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
606 SQ FT / 56.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1092922)

Summary

- Offered with no onward chain
- Located in the heart of Romsey Town centre
- Spacious sitting room with bay window
- Generous double bedroom with built in wardrobes
- First floor apartment, accessed via secure entry system

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Entrance

Holt Court is accessed via a secure communal entrance. The apartment is located on the first floor.

Accommodation

Upon entry, the entrance hall provides access to all rooms within the home and two useful storage cupboards. The large sitting room has a spacious bay providing abundance of light and useful alcove, perfect for study area. The kitchen has a selection of wall and base storage units and variety of built in appliances including fridge/freezer, washing machine, dishwasher, microwave and oven with hob and extractor above. The bedroom is a generous double with spacious built in wardrobes providing ample storage. The shower room has stylish floor to ceiling tiles and features a large shower cubicle, WC and wash basin.

Parking

Visitor parking available. Lortemore Place car park is adjacent, free parking Monday to Saturday 4:00pm - 8:30am and free on Sundays

Location

Romsey, a delightful old market town has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at junction 3, about 3 ½ miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed.

Tenure

Leasehold

Sellers Position

No onward chain

Heating

Gas underfloor heating

Length of Lease

111 years remaining

Ground Rent

£200 per annum

Maintenance Charge

£1,450 per half year

Council Tax

Test Valley - Band C

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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