



197 Cutforth Way | £190,000  
Romsey, Hampshire, SO51 0BG







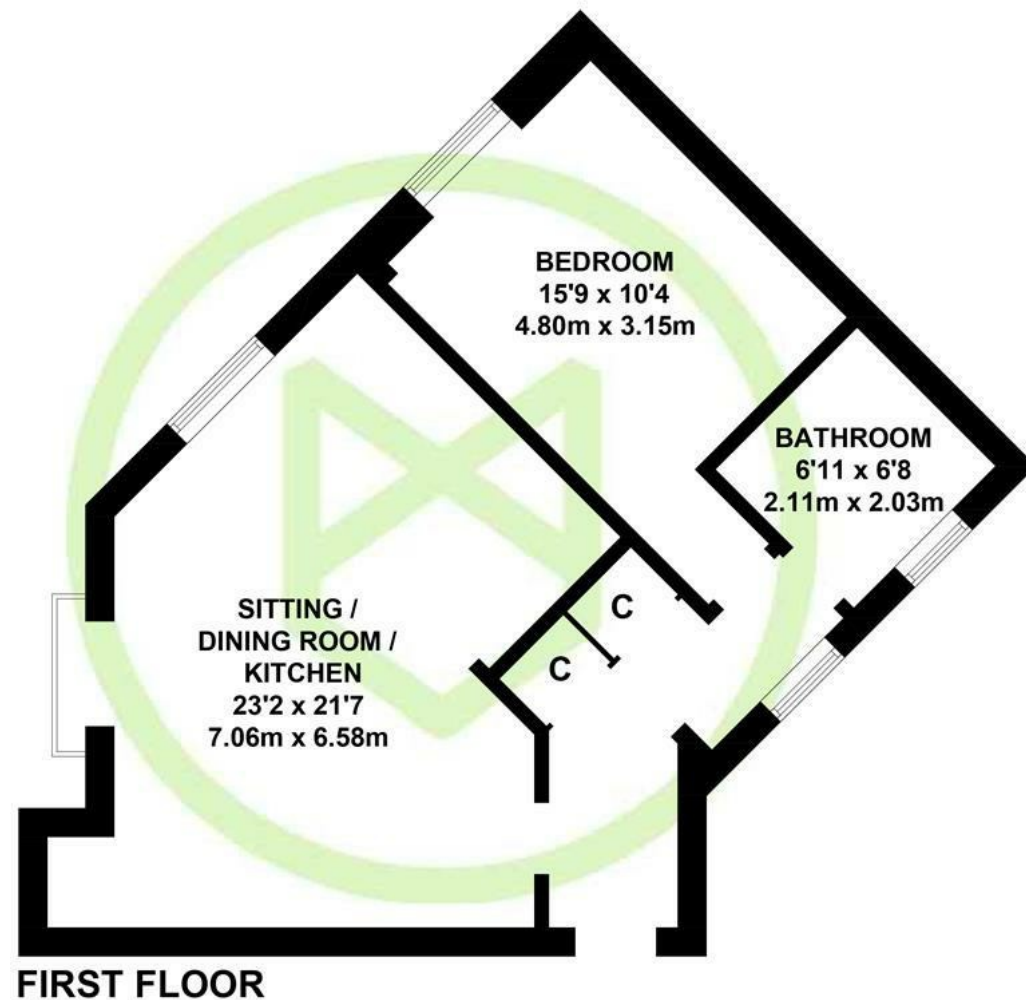
197 Cutforth Way  
Romsey, Hampshire, SO51 0BG

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## Summary

A bright and airy first floor apartment, situated on the desirable Abbotswood development in Romsey. Presented to a high standard throughout, the home features an open plan living area with Juliet balcony, generous double bedroom, bathroom and ample storage cupboards. Outside, the home comes with an allocated parking space for one vehicle.



APPROXIMATE GROSS INTERNAL AREA  
578 SQ FT / 53.7 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1117921)

## Features

- First floor apartment, accessed via secure entry system
- Situated on the desirable Abbotswood development
- Open plan living area with Juliet balcony
- Generous double bedroom
- Allocated parking for one vehicle

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# 197, Cutforth Way, Romsey, Hampshire, SO51 0BG

## Entrance

The communal entrance is accessed via a secure entry system. The home is found on the first floor via stairs.

## Accommodation

Upon entry, the inviting entrance hall provides access for the living area, two useful storage cupboards, bedroom and bathroom. The open plan living area has ample space for seating furniture, area for dining table with chairs, Juliet balcony and well equipped kitchen comprising wall and base storage units, plumbing for washing machine, dishwasher, space for fridge/freezer, oven, hob and extractor above. The bedroom is a generous double with ample space for wardrobe and dressing table. The bathroom features shower over bath, WC and wash basin.

## Parking

Allocated parking for one vehicle

## Location

Cutforth Way is located in Abbotswood, a district situated in the north east of Romsey. A modern development with an established community of residents - this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and Bright Horizons pre school. There are also numerous other facilities recently added including a salon, fish & chip shop, Indian takeaway, community hall and a cafe.

## Tenure

Leasehold

## Length of Lease

116 years remaining

## Service Charge

Approximately £1,800 per annum

## Ground Rent

Approximately £200 per annum

## Council Tax

Test Valley - Band B

## 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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