



Flat 7, Homemead House Middlebridge Street |

£130,000

Romsey, Hampshire, SO51 8QL

 Henshaw Fox

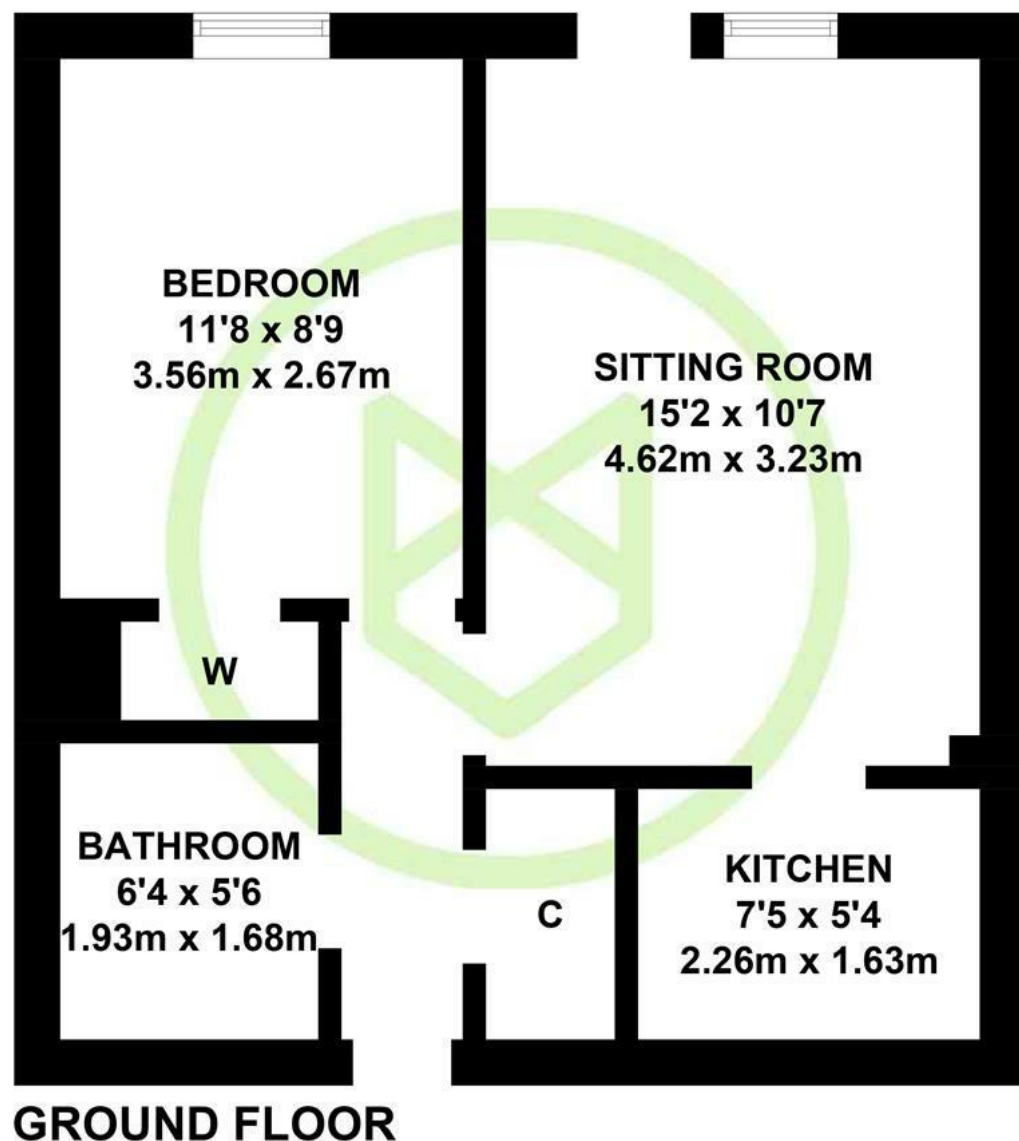




Flat 7, Homestead House Middlebridge Street  
Romsey, Hampshire, SO51 8QL

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APPROXIMATE GROSS INTERNAL AREA  
420 SQ FT / 39.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1171561)

## Summary

A beautifully presented ground floor garden apartment, positioned within a short, flat walk of Romsey Town centre and within a highly sought after retirement development which has a Right To Manage. The home comprises one double bedroom with built in wardrobe, open plan sitting/dining area, well equipped kitchen, shower/wet room and 24/7 Careline Assistance. Outside, you have access for communal gardens, residents communal parking, on site estate support officer within office hours, residents lounge with kitchen and residents' laundry room. The home also benefits from electric underfloor heating.

## Features

- Ground floor apartment with private access
- Retirement development for 55 years + located in Romsey Town centre
- One double bedroom with built in wardrobe
- Residents parking
- Access to communal gardens
- No onward chain
- Right to manage

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential



# Flat 7, Homemead House, Middlebridge Street, Romsey, Hampshire, SO51 8QL

## Entrance

A secure entry system opens into the main foyer for Homemead House. The apartment is situated on the ground floor which has front door access on the same level, and also benefits a private entrance from the garden. All the communal areas are located on the entrance level including residents lounge with kitchen, residents laundry room and house managers office.

## Accommodation

The entrance hall provides access for the sitting/dining room, bedroom, shower/wet room and useful storage cupboard. The bedroom is a spacious double with a built-in wardrobe. The shower/wet room has floor to ceiling tiles, walk in shower with seat, WC, wash basin and heated towel rail. The sitting/dining area is an open plan area with door opening out to a private garden area and onlooking the communal gardens. The kitchen has a selection of wall and base storage units and variety of built in appliances including oven, microwave, hob, dish washer and fridge.

## Outside

The home benefits from access to well kept communal gardens.

## Parking

Communal parking available for residents

## Tenure

Leasehold

## Heating

Electric underfloor heating

## Lease Length

55 Years remaining with ability to extend

## Service Charge

£2,465.66 per annum. Water included.

## Ground Rent

£878.78 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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