



Flat 13, Homemead House | £135,000  
Middlebridge Street, Romsey, Hampshire, SO51 8QL





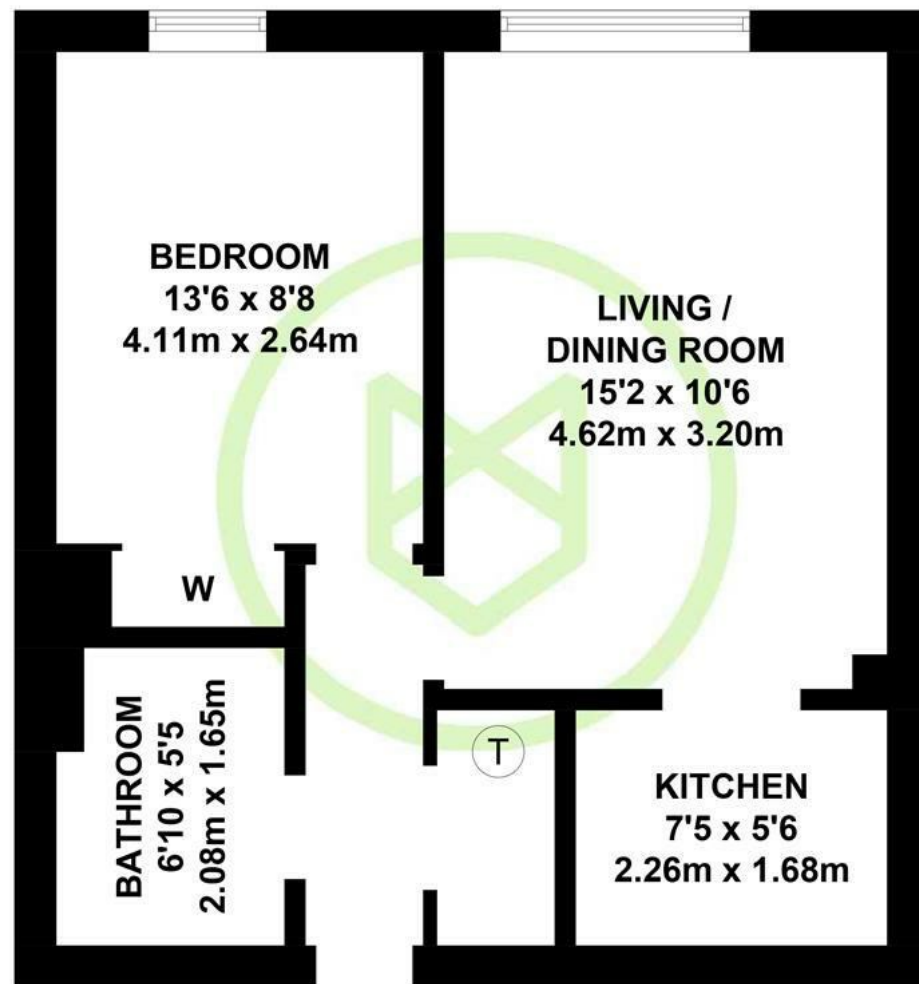


# Flat 13, Homemead House

Middlebridge Street, Romsey, Hampshire, SO51 8QL

01794 521339 / 02382 541100  
[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)  
[www.henshawfox.co.uk](http://www.henshawfox.co.uk)





## FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
416 SQ FT / 38.7 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1240865)

## Summary

This beautifully presented apartment, finished to a high standard, has been tastefully refurbished in recent years and offers a fantastic opportunity to own a stylish home in the heart of Romsey town centre. The accommodation includes one spacious double bedroom with a built-in wardrobe, a modern refitted shower room, an open plan sitting/dining room, and a contemporary kitchen. Additional features include underfloor heating and access to attractive communal gardens. The apartment has access to residents communal parking, on site house manager within office hours, residents lounge with kitchen and residents laundry room

## Features

- Immaculate first floor apartment
- Retirement development for 55 years +
- Positioned in the heart of Romsey Town centre
- Access to communal gardens and communal residents parking
- Modern kitchen and shower room

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B



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## Entrance

This well-presented first floor apartment is easily accessible via lift or stairs and also benefits from its own private entrance directly from the communal garden. All communal facilities are located on the entrance level, including a welcoming residents' lounge with kitchen area, a residents' laundry room, and the House Manager's office.

## Accommodation

The entrance hall provides access to the sitting/dining room, bedroom, shower room, and a useful storage cupboard. The bedroom is a spacious double and benefits from a built-in wardrobe, offering generous storage. The shower room is finished with modern floor-to-ceiling tiling and features a walk-in shower with fold-down seat, WC, wash basin, and a heated towel rail. The sitting/dining area is open plan, offering a bright and comfortable living space with a window overlooking the well-maintained communal gardens. The modern kitchen includes a range of wall and base units and is well-appointed with integrated appliances including an oven, microwave, hob with extractor above, dishwasher, and fridge/freezer.

## Outside

The home benefits from access to well treated communal grounds

## Parking

Communal parking available for residents

## Tenure

Leasehold

## Heating

Electric underfloor heating

## Sellers Position

Buying on

## Lease Length

55 years remaining with ability to extend

## Service Charge

£2,932.32

## Ground Rent

£872.72

## Council Tax

Test Valley - Band B

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Disclaimer Property Details

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 and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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