



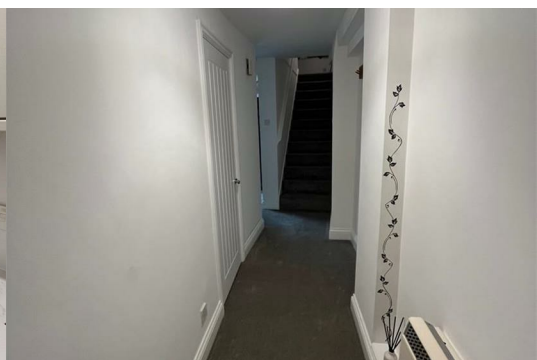
7 Roman Quay

Fordingbridge, SP6 1RL

£169,995



An attractive and characterful maisonette situated in a charming town centre mews setting. 7 Roman Quay is a generous two bedroom property which has recently been tastefully refurbished. The property is offered for sale in excellent condition throughout as well as vacant possession and can only be appreciated by a viewing. Accommodation comprises entrance hall, sitting room, brand new refitted kitchen, two double bedrooms and bathroom. The property has double and secondary glazed windows and modern electric heating. Buyers should also note the seller has extended the lease term to 154 years. Located in the heart of this thriving town, Roman Quay is perfectly situated for all amenities, making the property a fantastic base, first purchase or investment. An early viewing is advised.



Directions

Proceed to Fordingbridge following Salisbury Street into the town center. At the mini roundabout bear right into the High Street where Roman Quay can be found on your left hand side.

Glazed Front Door to:

Entrance Hall

Electric heater, access to loft space. Full height airing cupboard.

Sitting Room 15'1" x 9'10" (4.6m x 3m)

Secondary glazed window to front aspect. Feature exposed beam work, understair storage cupboard and electric heater.

Kitchen 7'2" x 4'11" (2.2m x 1.5m)

Refitted contemporary wall and base units with worksurface over. Fitted electric hob with extractor hood and oven under. Twin undercounter utility spaces, inset stainless steel sink unit with tap. Exposed ceiling beams.

Bedroom Two 10'11" x 9'10" (3.35m x 3m)

Double glazed window to side. Built in double wardrobe with drawers and higher level cupboards. Electric heater.

Bathroom 7'6" x 5'2" (2.3m x 1.6m)

White suite comprising push button WC, pedestal basin and 'shower bath' with electric shower over. Tiled splashbacks, electric panel heater and extractor fan.

Second Floor

Bedroom One 14'9" reducing to 11'1" x 10'2" (4.5m reducing to 3.4m x 3.1m)

Vaulted ceiling with exposed beam work. Double glazed window to front. Electric heater. Door to fire exit.

Outside

The property is approached via an attractive brick paved courtyard with communal bin store and bicycle storage. Metal staircase to the property.

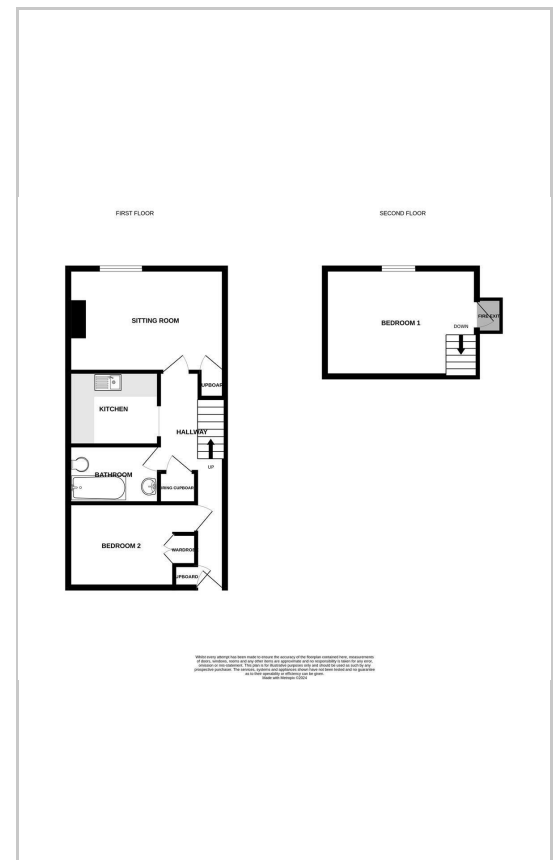
Lease details

We are advised that there are 154 years remaining on the lease, annual service charge is currently £868.79, annual insurance is £214.76 and there is no ground rent.

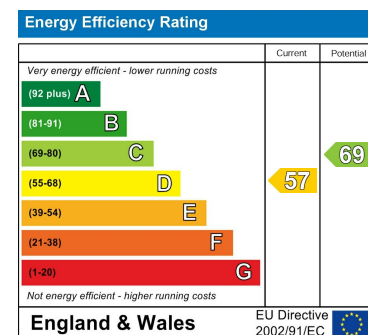
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.