



**Connells**

Nightingale House Great Well Drive  
Romsey



# Nightingale House Great Well Drive Romsey SO51 7QN

for sale guide price  
**£125,000**



## Property Description

Offered with no onward chain, this first-floor retirement apartment is set within the popular Nightingale House complex. The accommodation includes a double bedroom, lounge, kitchen and bathroom. Outside, residents benefit from well-maintained communal gardens and communal parking. The development also offers excellent shared facilities, including a residents' lounge with kitchen area, a conservatory, and a laundry room. An early viewing is strongly recommended.

## Nightingale House

Offered with no onward chain, this first-floor retirement apartment is set within the popular Nightingale House complex. The property features a bedroom, lounge, kitchen and bathroom. Outside, residents enjoy well-maintained communal gardens and communal parking. Additional benefits include a residents' lounge with kitchen area, conservatory, and a laundry room.

## Entrance Hall

Security entrance phone and doors to all rooms.

## Lounge

17' 3" MAX x 14' 9" ( 5.26m MAX x 4.50m )

Double glazed windows to front & side aspect, telephone & television points, storage cupboard and wall mounted storage heater.

## Kitchen

10' 6" Sloped ceiling x 5' 5" ( 3.20m Sloped ceiling x 1.65m )

Fitted kitchen comprising a range of wall mounted cupboards and base units, work surfaces with inset stainless steel sink/drain unit, tiled splashbacks, electric oven, electric hob with cookerhood over, space & plumbing for washing machine, space for fridge, wall mounted electric storage heater and double glazed velux window to rear aspect.

## Bedroom

12' 6" MAX x 8' 7" ( 3.81m MAX x 2.62m )

Double glazed window to rear aspect, double wardrobes and electric heater.

## Bathroom

Suite comprising panel enclosed bath, low level WC, wash hand basin, extractor fan and wall mounted heater.

## Communal Garden

Well maintained communal gardens with seating and an area with rotary washing lines.

## Parking

Communal car park with spaces for residents and visitors

## Residents Sitting Room

With kitchen area and adjoining conservatory.

## Laundry Room

Located on the first floor of the main building with washing machines and dryers.

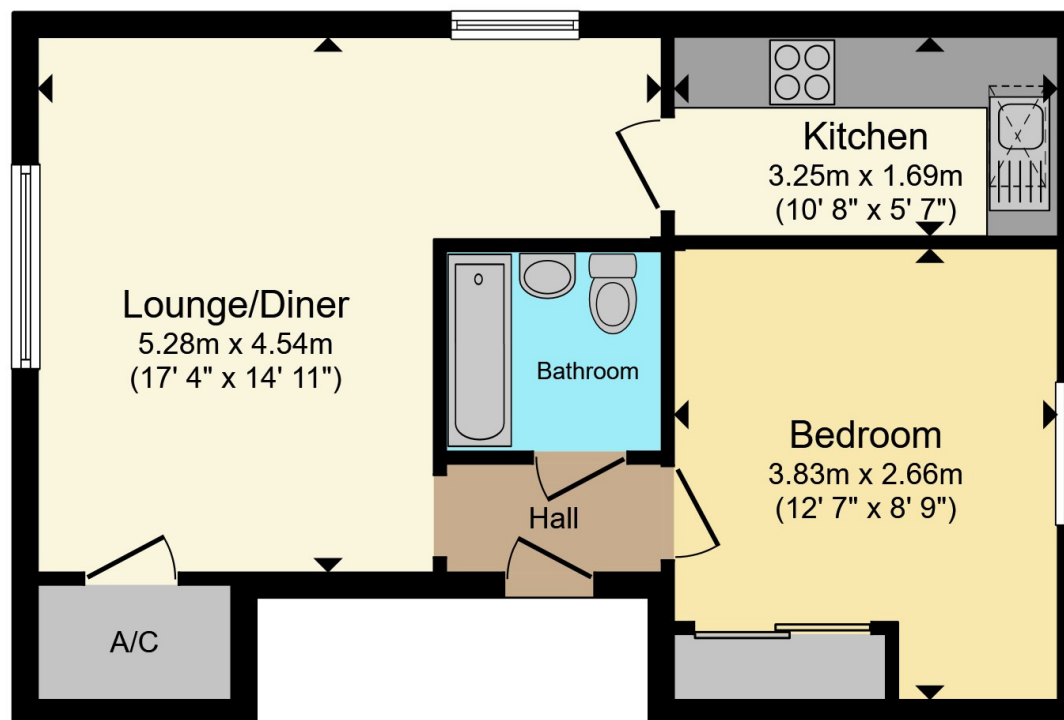












Total floor area 44.5 m<sup>2</sup> (478 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
ROMSEY SO51 8GD

EPC Rating: D Council Tax  
Band: B

Service Charge: 50.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ROM306914](http://connells.co.uk/Property/ROM306914)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ROM306914 - 0003