



**Holt Court, Latimer Street, Romsey, SO51 8LD**

**welcome to**

**Holt Court, Latimer Street, Romsey**

A beautifully presented TWO BED, GROUND FLOOR apartment tucked away within the heart of the historic market town of Romsey. Forming part of a modern development there is a spacious LIVING ROOM, KITCHEN/DINER, BATHROOM AND EN-SUITE OF MASTER & GATED COURTYARD. \*\* SHARE OF FREEHOLD \*\*





### Hallway

### Bathroom

### Living Room

13' 5" max x 15' 9" max (4.09m max x 4.80m max)

### Kitchen

13' 4" max x 11' 1" max (4.06m max x 3.38m max)

### Bedroom One

8' 3" max x 13' 8" max (2.51m max x 4.17m max)

### En-Suite

### Bedroom Two

10' 7" max x 9' 4" max (3.23m max x 2.84m max)

### Agents Note

Please note the property is being sold on behalf of a solicitors firm, so some information may be limited. The property is also awaiting probate to be guaranteed.

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.focalagent.com](http://www.focalagent.com)

welcome to

## Holt Court, Latimer Street, Romsey

- GROUND FLOOR APARTMENT IN HOLT COURT
- LOCATED WITHIN THE HEART OF ROMSEY TOWN CENTRE
- NO ONWARD CHAIN
- KITCHEN/DINER
- EN-SUITE OF MASTER

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RMY105213](https://fox-and-sons.co.uk/Property/RMY105213)



Property Ref:  
RMY105213 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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