



3 Roman Row, Bishops Waltham - SO32 1RW

Guide Price £160,000

WHITE & GUARD

3 Roman Row

Bishops Waltham, Southampton

INTRODUCTION

Set within the heart Bishops Waltham town centre this very well appointed one bedroom ground floor apartment is offered for sale with no forward chain. Benefitting from an extended lease and exclusively available to clients aged 55 or over the property comprises a well proportioned lounge dining room with adjoining modern fitted kitchen, spacious bedroom with fitted wardrobes and a shower room. Externally the development provides access to a large and well maintained communal garden along with resident parking provided on a first come first served basis.

LOCATION

The property benefits from being in Bishop Waltham's vibrant village centre which offers a broad range of shops and local amenities including shops, post office, pubs, a doctor's surgery and regular bus services. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester city centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach. This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links

- WINCHESTER COUNCIL BAND B
- EPC C LEASEHOLD
- ONE BEDROOM GROUND FLOOR FLAT
- NO FORWARD CHAIN
- RETIREMENT APARTMENT FOR OVER 55'S
- MODERN KITCHEN
- COMMUNAL GARDENS
- RESIDENTS PARKING



WHITE & GUARD





INSIDE

Access into the communal entrance hall is gained via a secure entry system and at three can be found via a door to your right hand side. The front door opens into the entrance hall which has an electric radiator to one wall. The spacious, light and airy lounge dining room has two double glazed windows to the front elevation which enjoys an outlook onto Bank Street. A doorway extends into a modern fitted kitchen which comprises a range of matching wall and base units with fitted work surfaces which incorporate an inset stainless steel sink and drainer, electric hob and oven. The kitchen further provides space and plumbing for a washing machine and fridge freezer. The master bedroom is a generous sized double room and benefits from having two built in wardrobes and further space for freestanding bedroom furniture. Located off the hallway is the shower room which comprises an enclosed electric shower cubicle, WC, pedestal wash hand basin with wall mounted electric heater.

OUTSIDE

Externally the property has access to a very well kept and landscaped communal garden. Residents parking is available and operates on a first come first served basis.

Leasehold Information: The remaining lease length is approximately 101 years.

Service Charges : £3695.40 PA paid monthly at £307.95



SERVICES: Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 55-80 Mbps download speed 14 - 20 Mbps upload speed. This is based on information provided by Openreach.

T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

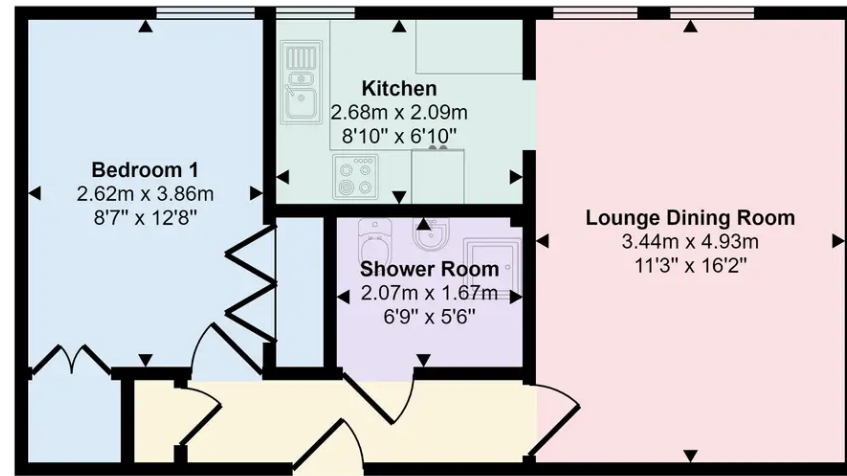
W: whiteandguard.com

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
45 sq m / 482 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.