



5 Roman Row, Bishops Waltham - SO32 1RW
£160,000

WHITE & GUARD

5 Roman Row

Bishops Waltham, Southampton

INTRODUCTION

With beautiful well cared for communal gardens this ground floor apartment has recently been fitted with a new tastefully designed kitchen and bathroom along with under floor heating in the bathroom, kitchen and hall , **also** has the advantage of being offer with no forward chain. The property is set in the very heart of the village and only a short walk away from its pretty high street. To fully appreciate both the accommodation on offer and property's great location, an early viewing is certainly a must.

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
- LEASEHOLD
- EPC ORDERED
- ONE BEDROOM GROUND FLOOR FLAT
- NO FORWARD CHAIN
- RETIREMENT APARTMENT FOR THE OVER 55's
- NEWLY FITTED KITCHEN & SHOWER ROOM
- COMMUNAL GARDENS





INSIDE

The block itself is approached by a driveway which leads to a covered entrance porch and communal door, accessed via a security intercom system. The front door of the property then leads through to an entrance hall which has a fitted storage cupboard and separate airing cupboard with a door that then leads to the well-proportioned sitting room. This room has a double-glazed window overlooking the front of the block along with TV and various power points with an archway to one end of the room through to the kitchen. The kitchen itself has been recently fitted with a stylish range of wall and base units which include a pull-out larder, induction hob and single bowl sink unit. There is then plumbing and space for a washing machine and further appliance space in addition to a recess to one side with inset shelving, slate tiled flooring and spotlights.

The bedroom, which is a lovely well-proportioned room, has a window to the front and fitted wardrobes along one wall. The shower room has been beautifully appointed with a modern suite comprising a double width shower cubicle with a fitted seat, a 'floating' wash hand basin and low level WC. There are also featured alcoves to one wall, slate tiled flooring, heated towel rail and spotlights.

Externally, to the rear of the block the gardens are mainly laid to lawn and have been both well cared for and selectively planted with a wide range of flower, trees and shrubs. There is also a warden's office at one end with visitors parking bays directly opposite.



Agent note ; Lease Term 139 Years Start Date 1st Jan 1986 End Date 1st Jan 2125 Time Remaining 100 Years

Maintenance Charges £300 per month and Ground Rent £50 per year.

SERVICES:

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

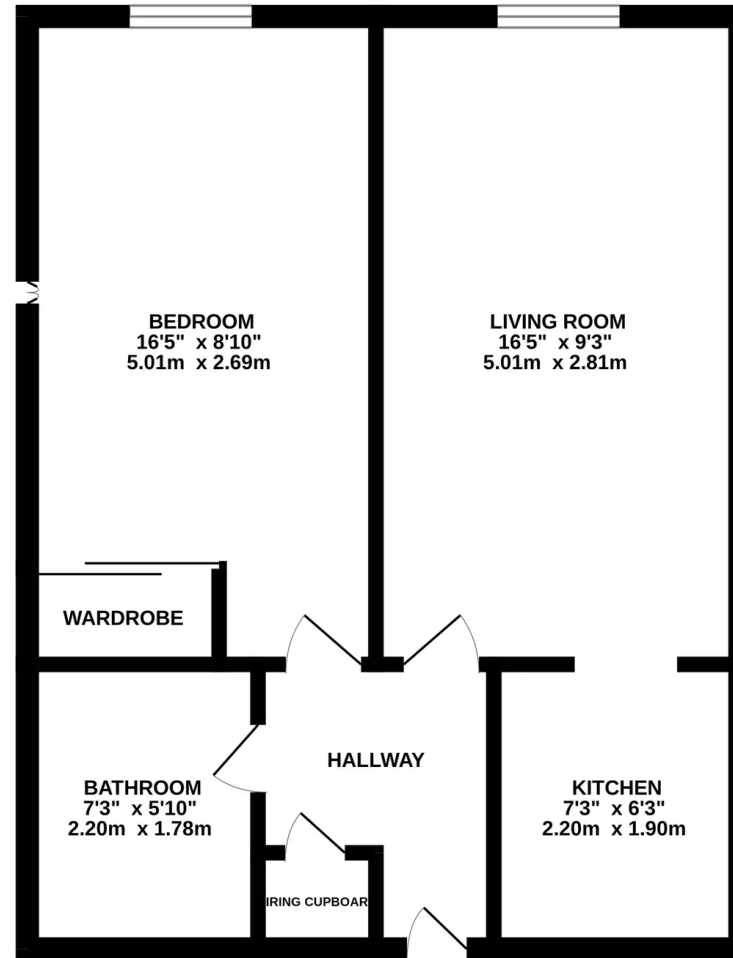
Broadband ; Superfast Fibre Broadband 55-80 Mbps download speed 14 - 20 Mbps upload speed. This is base on information provided by Openreach.

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.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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