







10 Holt Court Latimer Street | £450,000

Romsey, Hampshire, SO51 8LD

Henshaw Fox









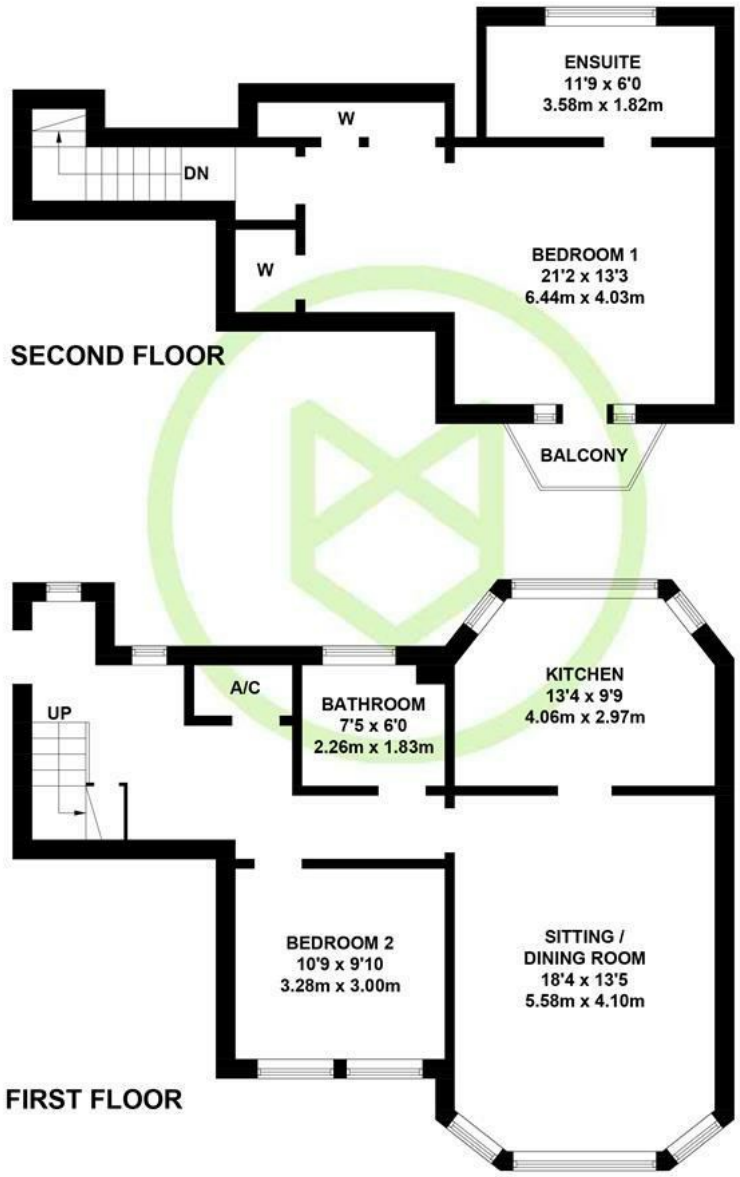




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APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR = 704 SQ FT / 65.4 SQ M
SECOND FLOOR = 406 SQ FT / 37.7 SQ M
TOTAL = 1110 SQ FT / 103.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1344198)

Summary

A rarely available split-level apartment in the heart of Romsey Town centre, built in 2011 by renowned developer Orchard Homes. Thoughtfully designed over two levels, the home offers a generous principal suite with its own private balcony and en-suite, along with a second comfortable double bedroom. The spacious sitting/dining area is filled with natural light from a charming bay window, creating a welcoming space for relaxing or entertaining, while the kitchen/breakfast room and separate bathroom complete the well-balanced accommodation. Adding to its appeal is a parking space, a valuable benefit in a town centre setting, making this an ideal choice for those seeking convenience and style in a sought-after location.

Features

- Prime position in the heart of Romsey Town centre
- Built in 2011 by renowned developer Orchard Homes
- Generous principal suite with private balcony and en-suite
- Allocated parking space
- Rarely available split-level apartment
- Gated entrance and communal courtyard

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Entrance
Holt Court is accessed via a secure gated entry system

First Floor
Accessed via a secure communal entrance on the ground floor, the apartment is arranged over two floors, with the main accommodation located on the first floor and stairs rising to the impressive principal suite on the upper level. Upon entering, a spacious entrance hall provides access to the shower room, second bedroom, living and dining area, together with a useful storage cupboard and additional under-stairs storage. The generous living and dining room offers an excellent space for both relaxing and entertaining, enhanced by a large bay-fronted window overlooking the front aspect, allowing plenty of natural light to fill the room. A single door leads through to the kitchen/breakfast room, which is fitted with a range of wall and base units, providing ample storage and worktop space. Appliances include a built-in double oven, hob with extractor above, dishwasher and fridge/freezer. A further bay window overlooks the rear aspect, creating a pleasant setting for a breakfast table or informal dining area. Bedroom two is a versatile double room, enjoying double windows to the front aspect. Equally suited to use as a guest bedroom or home office, it offers flexibility to suit a variety of needs. Completing this level is a well-appointed shower room, featuring a large shower enclosure, floor-to-ceiling tiling, wash basin and WC.

Second Floor
Stairs rise to the upper floor, where the principal suite occupies the entire top level. Generously proportioned, this spacious double bedroom benefits from ample built-in storage, additional eaves storage and access to a useful balcony. The adjoining en-suite is finished with floor-to-ceiling tiling and comprises a large shower cubicle, wash basin and WC. Further practical benefits include a washing machine and tumble dryer, making this a particularly convenient and well-appointed space.

Outside
The home enjoys it's own private balcony

Parking
Allocated parking for one vehicle

Location
The beautiful market town of Romsey has an array of shopping, leisure, and restaurant facilities all with a short walking distance from Holt Court. Romsey benefits from fantastic travel links including regular train and bus services providing direct links to the cities of Southampton and Winchester. The M27 can be accessed via Junction 3 or 4 which provide a perfect commuter route.

Tenure
Share of Freehold - Option for Directorship

Length Of Lease
109 years remaining

Service Charge
Approx £1,431.86 per half year

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Council Tax
Test Valley - Band C

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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