



20 Roman Row, Bishops Waltham - SO32 1RW

In Excess of £130,000

WHITE & GUARD

20 Roman Row

Bishops Waltham, Southampton

INTRODUCTION

Set within a peaceful and well-maintained development, this beautifully presented first-floor apartment at Roman Row offers an exceptional opportunity for those seeking an elegant and low-maintenance retirement lifestyle. Exclusively for the over-55s, the property combines comfort, privacy, and modern living, all while overlooking attractive communal gardens. With bright interiors and tasteful contemporary finishes throughout, this home provides a tranquil retreat in a welcoming community setting.

LOCATION

Situated in the heart of Bishops Waltham, this property enjoys the charm of a historic market town paired with everyday convenience. The traditional high street offers a delightful selection of independent shops, cafés, and essential amenities, all within easy reach. Surrounded by picturesque countryside yet well-connected to nearby centres such as Winchester and Southampton, Bishops Waltham provides the perfect balance of rural tranquillity and accessibility.

- WINCHESTER COUNCIL BAND B
- EPC RATING D
- LEASEHOLD
- FIRST FLOOR ONE BEDROOM APARTMENT
- NO FORWARD CHAIN
- EXCLUSIVELY FOR OVER THE 55s
- MODERN FITTED KITCHEN
- COMMUNAL GARDENS
- RESIDENTS PARKING





INSIDE

Upon entering, the apartment immediately impresses with its light-filled ambience and thoughtfully arranged layout. The inviting living space benefits from an elevated position, enjoying a pleasant outlook across the gardens while maintaining a sense of privacy. The modern kitchen is fitted with sleek cabinetry and contemporary fixtures, designed for both style and practicality. The generously proportioned double bedroom offers a calm and restful atmosphere, complemented by a well-appointed shower room finished to a high standard. Every detail has been carefully considered to create a home that is both functional and effortlessly comfortable.

OUTSIDE

Residents can take full advantage of the beautifully maintained communal gardens, providing a peaceful setting to relax, socialise, or simply enjoy the changing seasons. To the rear of the property, convenient parking is available on a first come, first served basis, ensuring ease of access for both residents and visitors. Together, these shared amenities enhance the sense of community while preserving the privacy and independence of each homeowner



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.

Maintenance charges ££3857.49 per year

Ground Rent £50.00 per year

Length of Lease 99 years from 1987

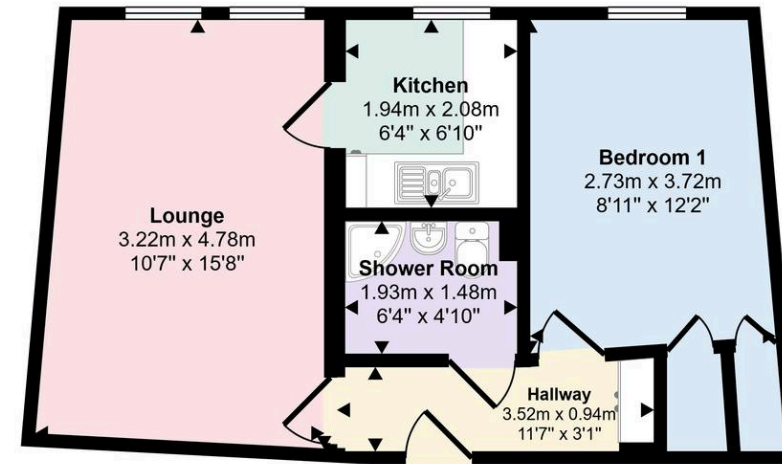
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

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
38 sq m / 408 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.

rightmove  Zoopla



T: 01489 893946

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

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com