



15 Town Mill

Overton, RG25 3JE

Asking Price £145,000



Located in the heart of Overton Village, this beautifully appointed 2-bedroom first-floor apartment offers the perfect retirement lifestyle for the over 60s. Enjoy stunning views of the River Test and Town Mill's communal gardens, this property offers tranquil living while still being close to local amenities.

This apartment is perfect for retirement and is ideal for those looking for a peaceful, community-focused environment. With a low-maintenance lifestyle and stunning natural views, you can enjoy your retirement in comfort and style. Don't miss this opportunity to own a riverside retirement apartment in the heart of Overton Village.

Lease Length 63 Years

Council Tax - Band C

EPC - Band C (80)

Service Charge Annually £3,306.72 this is payable in monthly instalments of £275.56 pcm



Key Features

Spacious Living Room: With scenic views over the River Test. Fitted Kitchen: Featuring traditional units and work surfaces with a built in single oven and hob.

Two Bedrooms: The master bedroom is generously sized, with a versatile second bedroom. Bathroom: With a walk-in double shower, WC, and vanity unit with wash basin.

Secure Telecom Entry System: Ensuring safety and peace of mind with lift access to all floors. No Forward Chain: For a smooth and hassle-free transaction.

Additional Benefits

Communal Facilities: Including a social room, laundry room, and beautiful maintained shared gardens.

Parking: Communal parking available on a first-come, first-served basis.

Lift Access: Serving all floors, making the property easily accessible.

On-Site Warden: Offering extra support for peace of mind.

Communal Entrance

Secure communal entrance to apartment block, lift and stairs to all floors.

Front door into Entrance Hall

The entrance hall houses the fuse box, alarm panel and airing cupboard with shelving. Doors to bathroom, bedroom, dining room and living room.

Bathroom

Part tiled, walk in double width shower cubicle, vanity unit with hand basin, low level WC, heated towel rail, extractor fan,

Living Room

Double glazed window to rear aspect, feature fire, power point for to kitchen.

Kitchen

A range of eye and base level units with worktop over, tiled splash backs, built in single oven and hob with extractor over, and stainless steel sink and drainer. Room for washing machine and fridge.

Master Bedroom

Window to rear aspect, t.v. point, wall mounted heater, power points and a built in mirror wardrobe suitable for hanging and shelving.

Bedroom Two

Window to rear, phone and power points.

Services

Mains electricity, water and drainage.

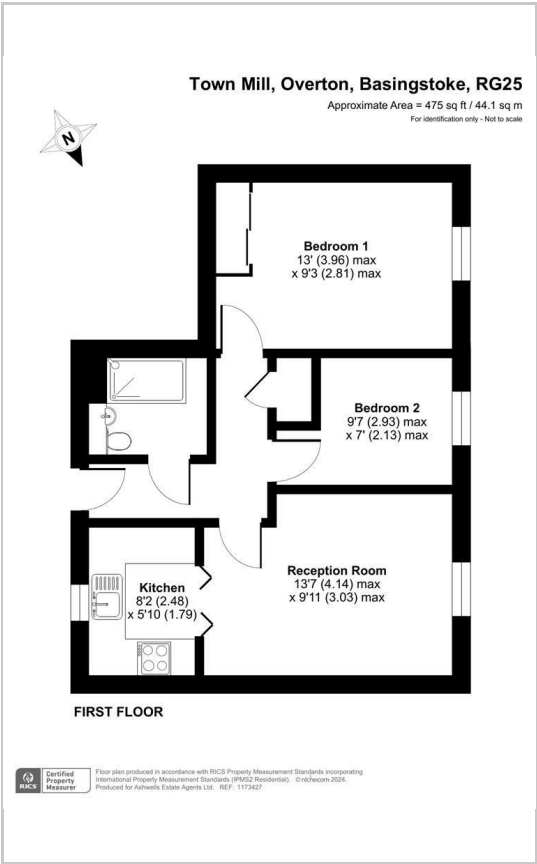
Local Area

The apartment is within a delightful retirement complex with views over the river Test in the heart of Hampshire just a short walk from the village centre where there is a good selection of shops and services to meet most day-to-day needs. Residents of Town Mill enjoy the use of the beautifully maintained grounds with the river Test running beside them. From the village centre there are regular bus services to Basingstoke, Andover and Winchester via Whitchurch where there are fast services to London Waterloo and the West Country via Salisbury from the main line railway station. It is only a short drive to the A303 which links London (M3, M25) with the West Country and the A34 which links Southampton with Oxford (M40) and the North.

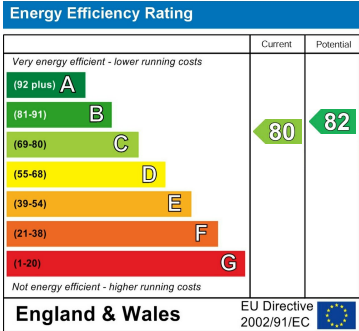
Area Map



Floor Plans



Energy Efficiency Graph



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