



10 Nightingale House | £175,000  
Great Well Drive, Romsey, Hampshire, SO51 7QN

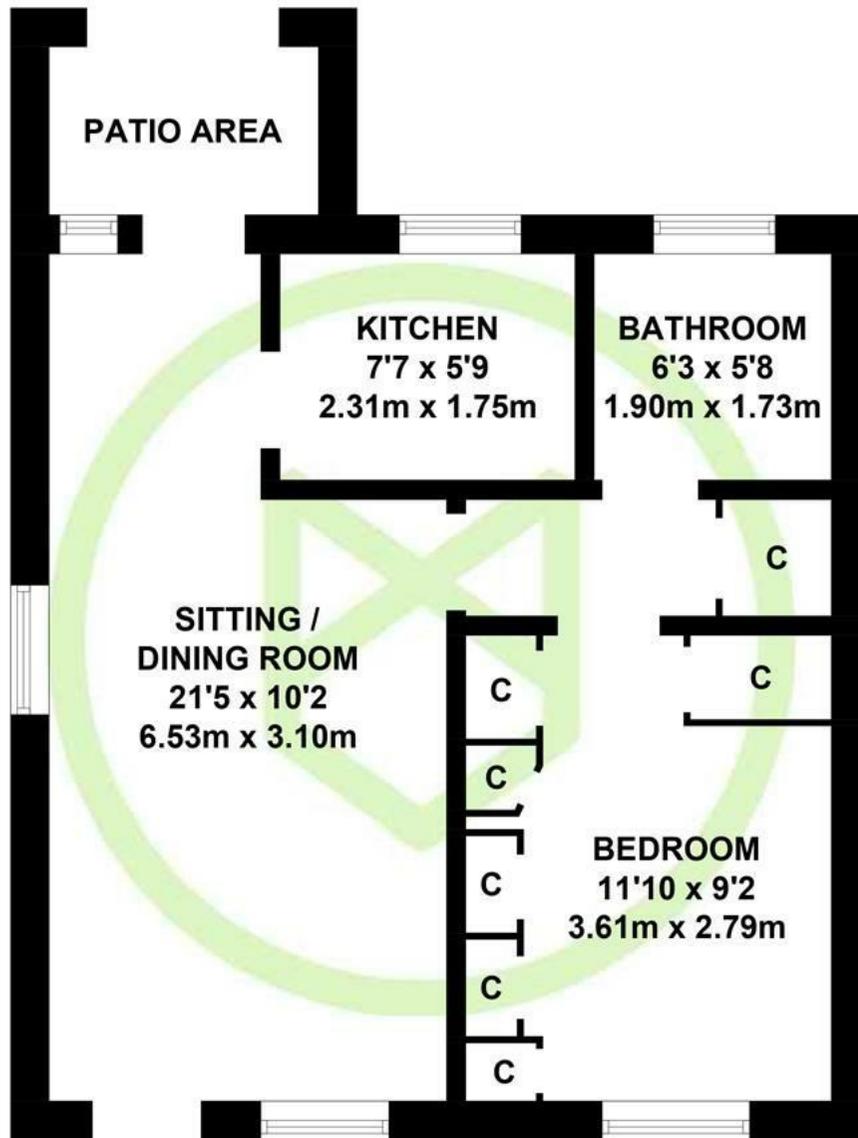




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Great Well Drive, Romsey, Hampshire, SO51 7QN

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## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 429 SQ FT / 39.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1280103)

## Summary

A delightful ground-floor home, ideally located within a highly sought-after over-60s development and just a short, level walk from Romsey town centre, offered with no onward chain. The accommodation comprises a bright open-plan sitting and dining area, a well-equipped kitchen, a spacious double bedroom, and a modern shower room. Outside, the property benefits from access for patio to the rear, access to further attractive communal gardens and communal parking

## Features

- End of terrace ground floor home
- Level walk into Romsey Town centre
- Offered with no chain
- Open plan sitting/dining area
- Spacious double bedroom
- Over 60's development
- Access for residents facilities
- Communal parking

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# Flat 10, Nightingale House, Great Well Drive, Romsey, Hampshire, SO51 7QN

## Accommodation

Accessed via its own private front door, this charming single-level home offers a bright and airy living experience, with a spacious dual-aspect sitting and dining area that flows seamlessly to the inner hall, kitchen, and a patio perfect for relaxing outdoors. The well-appointed kitchen features a range of wall and base units, a built-in oven and hob with extractor, plumbing for a washing machine, and separate integrated fridge and freezer, combining style with practicality. The inner hall leads to a generous double bedroom with ample built-in storage, a thoughtfully designed shower room with walk-in shower, WC, wash basin, and additional storage, as well as a handy cupboard for extra convenience.

## Outside

To the rear, the property benefits from access to a patio area and communal green space, while the front overlooks well-tended communal gardens, providing a delightful and inviting setting for comfortable, easy-to-maintain living.

## Parking

Communal car park

## Location

Situated off of Great Well Drive, Nightingale House with a doctors surgery and pharmacy next door, this is within a level walk of approximately 0.8 mile to Romsey Town Centre with its extensive amenities, including Waitrose, library, restaurants, bars, more doctors surgery, dentists and pharmacies, plus the train and bus station. There is a bus stop either side of the Winchester Road which is a short walk from the apartment, with routes to Romsey, Southampton, and Winchester to name a few.

## 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.

## Tenure

Leasehold

## Length of Lease

149 years remaining

## Service Charge

£2,909 per annum

## Ground Rent

£50 per annum

## Council Tax

Test Valley - Band B

## 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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