



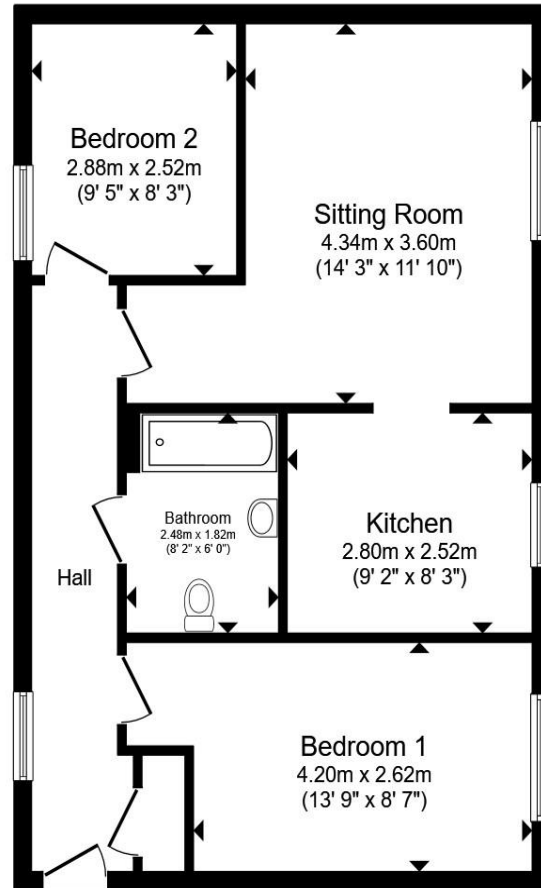
Cutforth Way, Abbottswood Romsey SO51 0BD

welcome to

Cutforth Way, Abbotswood Romsey

Fox and Sons have pleasure in offering for sale within the highly sought-after Abbotswood development, this well-presented two-bedroom first-floor apartment offers an excellent opportunity for first-time buyers, investors and those seeking a low-maintenance home in a convenient location.





Floor Plan

Total floor area 59.4 m² (640 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance

Hallway

Sitting Room

14' 3" x 11' 10" (4.34m x 3.61m)

Kitchen

9' 2" x 8' 3" (2.79m x 2.51m)

Bedroom One

13' 9" x 8' 7" (4.19m x 2.62m)

Bedroom Two

9' 5" x 8' 3" (2.87m x 2.51m)

Bathroom

8' 2" x 6' (2.49m x 1.83m)

Allocated Parking Space

Additional Information

Lease 113 years remaining

Ground rent and Service Charge £1904.84 per year

welcome to

Cutforth Way, Abbottswood Romsey

- Abbottswood Estate
- Two-bedroom first floor apartment
- Allocated parking
- Electric Heating
- Double Glazed

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1904.64

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY105690



Property Ref:
RMY105690 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01794 513085



Romsey@fox-and-sons.co.uk



2 Market Place, ROMSEY, Hampshire, SO51 8NB



fox-and-sons.co.uk