

Connells

Cherville Court Mill Lane
Romsey

Cherville Court Mill Lane
Romsey SO51 8EX

For sale offers in the region of
£120,000







Property Description

Welcome to this charming one bedroom, first-floor Apartment located in the heart of central Romsey. Boasting a prime location, this property offers convenience and comfort within easy reach of local amenities and attractions.

Upon entering, you are greeted by a spacious lounge, perfect for relaxing or entertaining guests. The adjoining kitchen diner has been recently refurbished, providing a modern and stylish space for cooking and dining. The bathroom has also been recently updated, offering contemporary fixtures and fittings.

The apartment features a comfortable double bedroom, providing a peaceful retreat at the end of the day.

Situated within walking distance to the town centre, residents have access to a plethora of amenities including supermarkets, boutiques, cafes, and restaurants. Whether you're looking for a cosy pub to unwind in or a trendy cafe to enjoy your morning coffee, Romsey offers a variety of options to suit every taste.

Additionally, the property is close to the historic Romsey Abbey, allowing residents to immerse themselves in the town's rich cultural heritage. With no onward chain, this apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient urban lifestyle in Romsey.

Communal Entrance

Stair access to the upper level

Lounge

13' 5" x 12' 4" (4.09m x 3.76m)

Features; window to the front aspect, carpet flooring and electric storage heater.

Kitchen

7' 11" x 5' 11" (2.41m x 1.80m)

Features; wall, base and drawer units with roll top work surfaces over, stainless steel sink and drainer, localised tiling, space for a dish washer and window to the rear aspect.

Bedroom One

13' 5" max x 10' 3" max (4.09m max x 3.12m max)

Features; built in wardrobe and a window to the rear aspect.

Bathroom

Features; bath, WC, hand wash basin and window to the side and rear aspect.

Agents Note

It is our understanding that this property is not registered at the land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take necessary steps and advise you accordingly.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

- CENTRAL ROMSEY LOCATION
- WELL PRESENTED
- UPPER FLOOR
- COUNCIL TAX BAND A
- 355 SQUARE FEET
- EPC RATING D
- PERFECT BUY TO LET, DOWNSIZE OR FIRST PURCHASE
- NO CHAIN







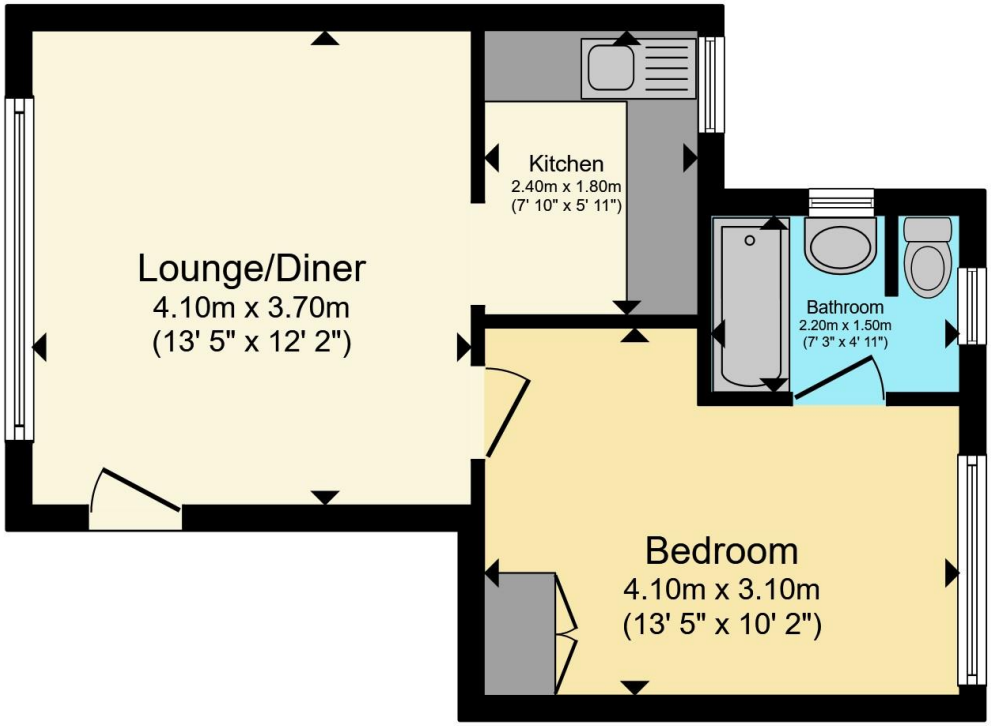









TO THE MOON AND BACK



Total floor area 34.2 m² (368 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

Connells

To view this property please contact Connells on

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13a The Hundred
ROMSEY SO51 8GD

EPC Rating: D

Council Tax Band: A

Service Charge: 1480.94

Ground Rent: 5.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM306625

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.