







14 Wyndham Drive | £199,950

Romsey, Hampshire, SO51 0AP

Henshaw Fox









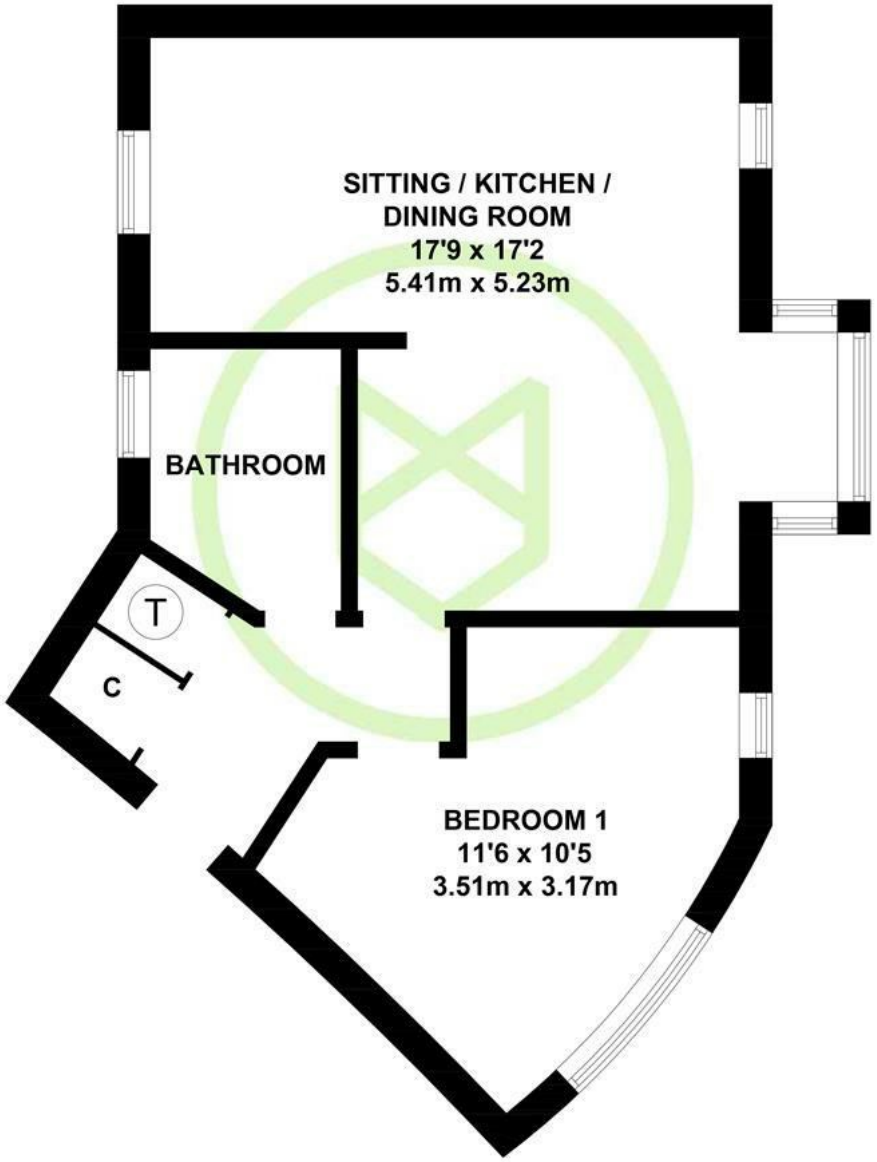




14 Wyndham Drive

Romsey, Hampshire, SO51 0AP

01794 521339 / 02382 541100
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GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
518 SQ FT / 48.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID891819)

Summary

Perfectly positioned within easy walking distance of local shops and nearby green spaces, this stylish ground floor apartment offers effortless single-level living. Inside, you will find a light-filled open-plan kitchen, dining, and living area, alongside a well-proportioned double bedroom, a pristine bathroom, and useful hallway storage. Externally, the apartment includes a designated parking space as well as communal bicycle storage.

Features

- One bedroom ground floor apartment
- Spacious open plan living accommodation
- Allocated parking space
- Located in Abbotswood, close to local amenities and nature reserve

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation
Serving only two residences, a shared entrance opens into a welcoming hallway complete with an airing cupboard and handy built-in storage. The main living space is flooded with natural light thanks to a feature bay window, offering generous room for both relaxing and dining. Adjacent, the kitchen comes well-appointed with fitted units, an integrated oven and hob, a built-in dishwasher, and space for a fridge/freezer and washing machine. The property features a spacious double bedroom with plenty of room for wardrobes, alongside a stylishly tiled bathroom fitted with a bath and overhead shower, WC, washbasin, and a window for natural ventilation.

Parking
Allocated parking for one vehicle

Tenure
Leasehold

Length of lease
112 years remaining

Service charge
Circa £1,234.92 per annum (Includes the ground rent)

Sellers Position
Buying on

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.

Location
Wyndham Drive is located in the district of Abbotswood situated in the North East of Romsey a very popular modern development with excellent community the pleasant and popular area includes play parks, large nature reserve with wonderful walks, local Coop, cafe, community hall, Bright Horizons nursery and takeaway establishments.

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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