Holt Court Latimer Street | £275,000

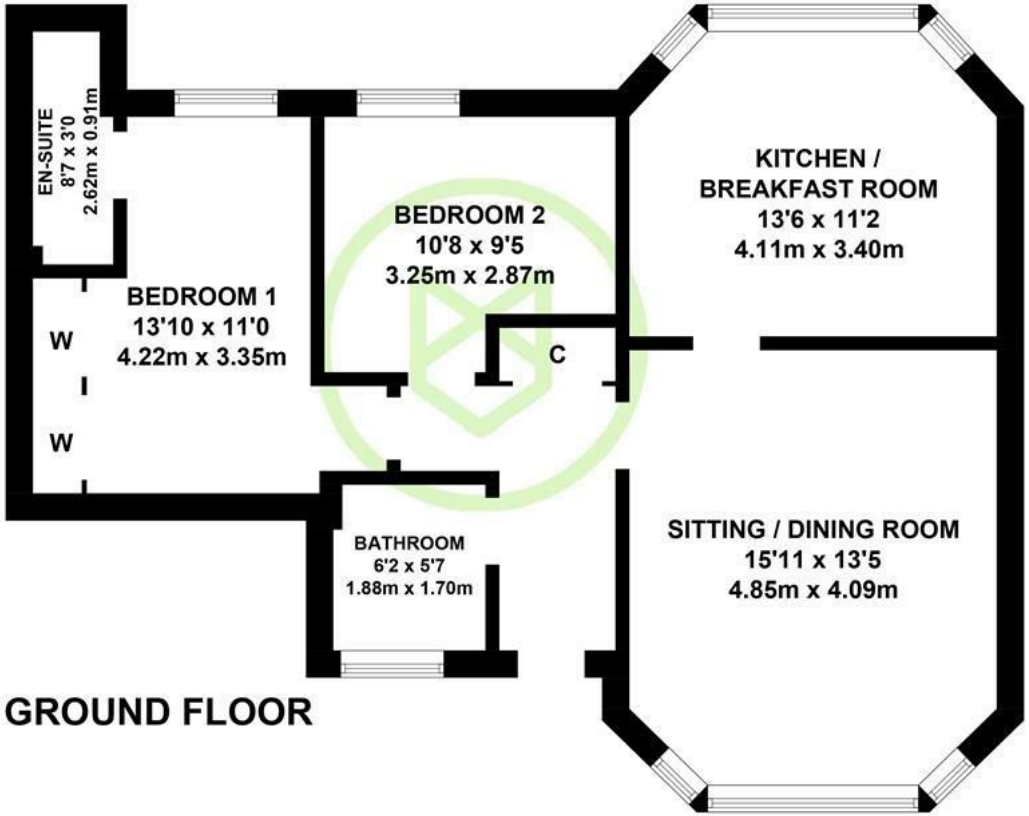
Romsey, Hampshire, SO51 8LD

Henshaw Fox

Holt Court Latimer Street

Romsey, Hampshire, SO51 8LD

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



APPROXIMATE GROSS INTERNAL AREA
724 SQ FT / 67.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1168381)

Summary

Offered with no onward chain, this well presented ground floor apartment is situated within the heart of Romsey Town centre and close to all the local amenities it has to offer. Built by Orchard Homes in 2011, the property features two bedrooms, en-suite to principal room, modern bathroom, sitting/dining area and kitchen/breakfast room. The home can be accessed via a secure entry system and communal courtyard. Some of the photos have been staged using AI.

Features

- Ground floor apartment positioned within Romsey Town centre
- Offered with no onward chain
- En-suite to main bedroom
- Kitchen/breakfast room
- Sitting/dining area
- Gated entrance and communal courtyard
- Some of the photos have been staged using AI

EPC Rating

Energy Efficiency Rating
Current C
Potential C

Flat 4, Holt Court, Latimer Street,

Romsey, Hampshire, SO51 8LD

Entrance
The property is accessed via a secure gated entry system.

Accommodation
Upon entry, the entrance hall provides access to the sitting/dining room, bedroom one, bedroom two, bathroom and useful storage cupboard. The sitting/dining room has a large curved window providing a bright and airy feel throughout the home. The kitchen/breakfast room has a selection of wall and base storage units, plumbing for washing machine, dishwasher, microwave, fridge/freezer, oven, hob and extractor above. The main bedroom is a double with fitted wardrobe and en-suite comprising unit, WC and wash basin. Bedroom two is an ample single room or perfect study space. The bathroom comprises shower over bath, WC, heated towel rail and wash basin.

Sellers Position
No onward chain

Tenure
Share of Freehold

Length of Lease
111 years remaining

Service Charge
£1,932.60 per annum

Council Tax
Test Valley - Band C

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.

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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