Connells

Abbotswood Common Road
Romsey

Abbotswood Common Road
Romsey SO51 0BX

for sale offers over
£230,000

Property Description

An excellent and well-presented two double bedroom ground floor apartment, located within the ever-popular Abbotswood Estate in Romsey.Designed with modern living in mind, the property offers bright and spacious accommodation with a practical layout throughout.

The apartment features a genrous open-plan lounge and dining area with dual-aspect windows, creating a light and welcoming space. Both bedrooms are well proportioned, with the main bedroom benefitting from built-in storage and its own en-suite.

Externally, the property enjoys two allocated parking spaces and is set within a sought-after area that provides easy access to local amenities and excellent transport links.

Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the

vendor of this property is an Associate of an Employee of the Connells Group of

companies

Entrance Hall

Kitchen

20' 4" x 12' 8" (6.20m x 3.86m)

A modern, well-presented kitchen fitted with wall and base units, a drawer beneath the stove, and stylish under-cupboard lighting. The kitchen includes an integrated oven, gas hob with splashback, stainless steel sink with drainer and an integrated fridge freezer. With two radiators and a front-facing window, this space is both practical and bright.

Bedroom 2

11' x 7' 9" (3.35m x 2.36m)

A light and airy double bedroom with a front aspect window and radiator neatly positioned underneath.

Bedroom 1

10' 8" x 11' 2" (3.25m x 3.40m)

A generous double bedroom featuring a built-in wardrobe,central radiator and its own en-suite. A large front-facing window provides plenty of natural light.

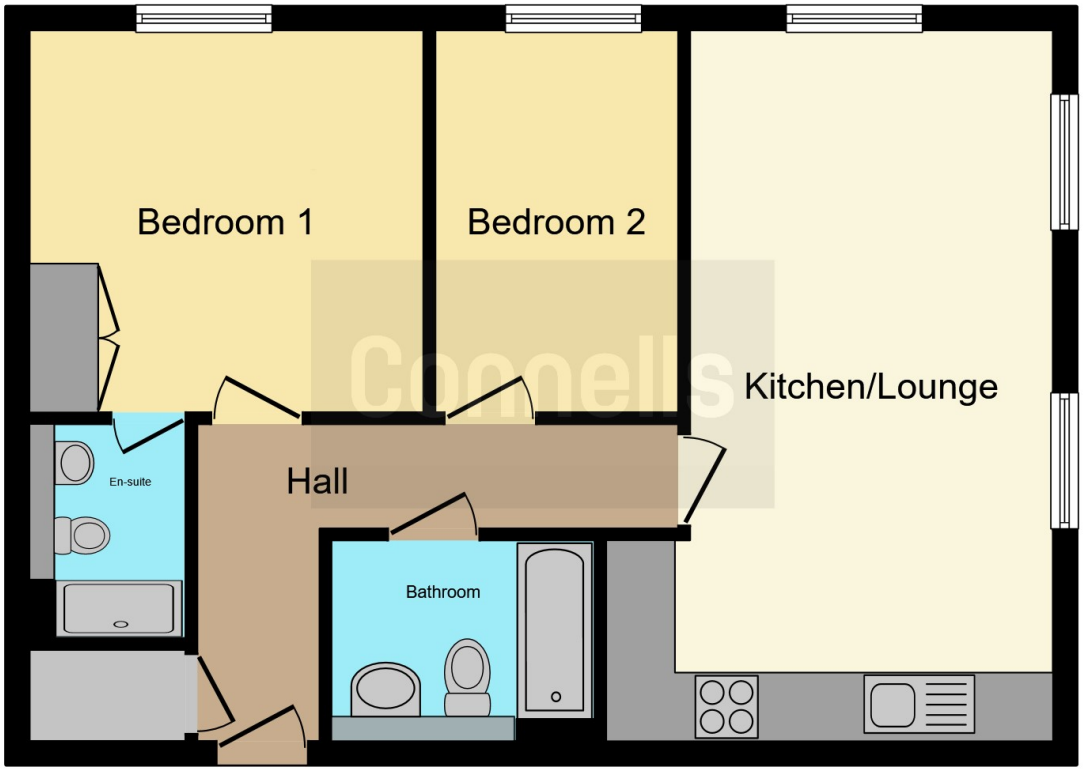
Bathroom

7' 6" x 5' 8" (2.29m x 1.73m)

En-Suite

The en-suite is well appointed with a shower cubicle, WC and wash basin. A front-facing window and radiator complete the room.

Carex



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.focalagent.com

To view this property please contact Connells on

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13a The Hundred
ROMSEY SO51 8GD

EPC Rating: B

Council Tax Band: B

Service Charge: 1879.00

Ground Rent: 220.76

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM306775

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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