



Henshaw

5 Quoyne Court Duttons Road | £210,000
Romsey, Hampshire, SO51 8AP



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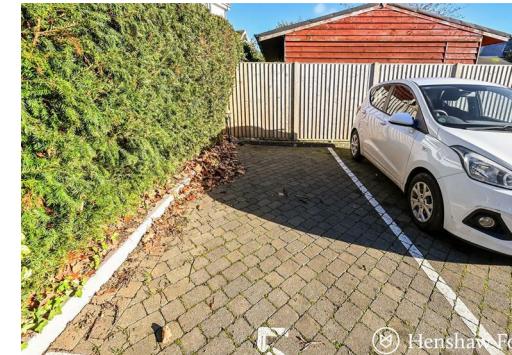
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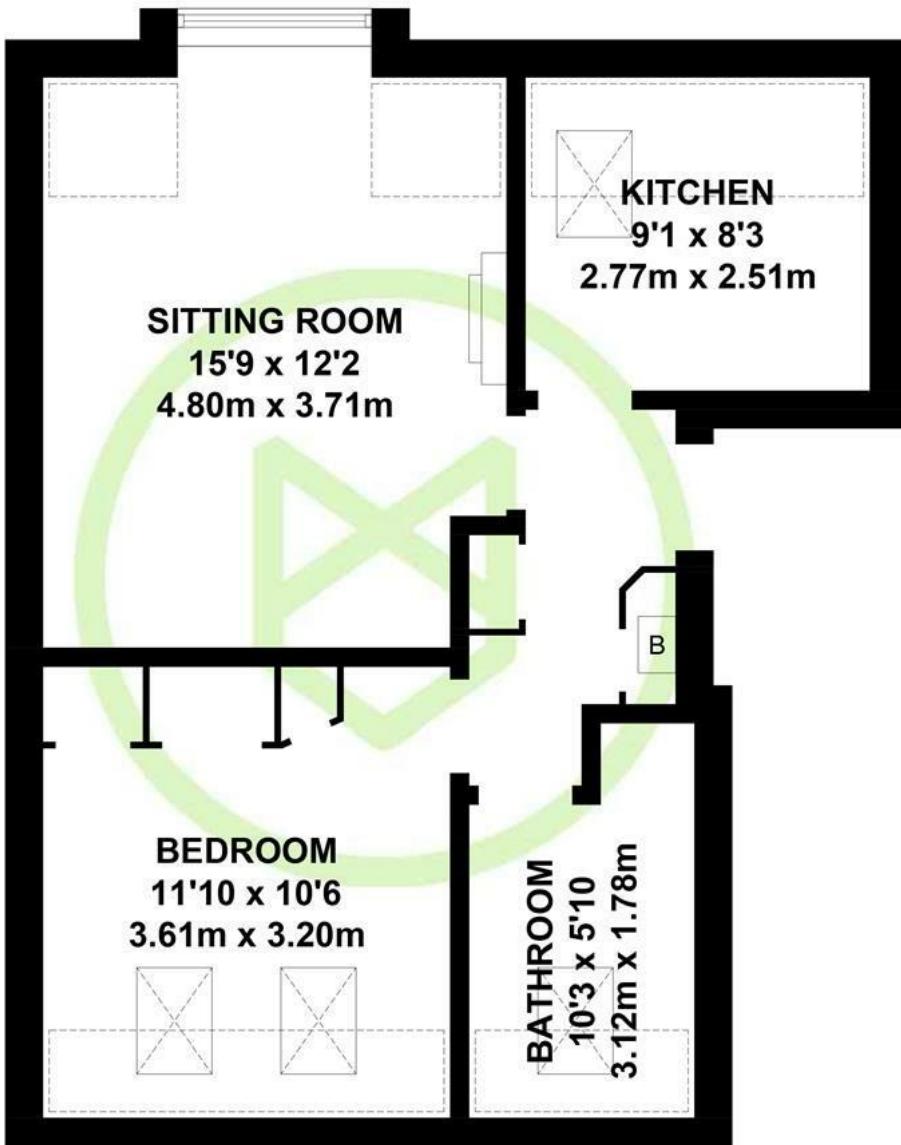
Henshaw Fox



**5 Quoyne Court Duttons Road
Romsey, Hampshire, SO51 8AP**

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TOP FLOOR

APPROXIMATE GROSS INTERNAL AREA
501 SQ FT / 46.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1259515)

Summary

A well-presented and naturally light second-floor apartment, this home is superbly positioned in the very heart of Romsey town centre and is offered to the market with no onward chain. The accommodation includes a generous double bedroom with built-in wardrobes, an open-plan sitting/dining area, a well-equipped kitchen and a neatly finished bathroom. Outside, the property further benefits from an allocated parking space, a private outdoor storage cupboard and access to a communal patio area, providing both convenience and appealing outdoor space in this prime central location.

Features

- Well presented second floor apartment
- Positioned within the heart of Romsey Town centre
- Offered with no onward chain
- Benefit of allocated parking for one vehicle
- Access for a communal patio area private outdoor storage cupboard
- One double bedroom with built in wardrobes
- Share of freehold

EPC Rating

Energy Efficiency Rating
Current C
Potential C

5 Quoyne Court, Duttons Road, Romsey, Hampshire, SO51 8AP

Entrance

A secure entry system leads into the well-maintained communal foyer. The apartment is located on the second floor and can be easily reached by either the lift or the staircase.

Accommodation

Upon entering the home, the welcoming entrance hall provides access to all rooms within the apartment, along with a useful storage cupboard and a separate boiler cupboard. The bedroom is a generous double, enhanced by built-in wardrobes and characterful skylights that flood the space with natural light. The bright and airy sitting/dining area also enjoys excellent natural illumination and features an electric fire that creates an attractive focal point. The well-presented kitchen offers a range of wall and base units together with a selection of integrated appliances, including a dishwasher, washing machine, fridge and an electric oven with hob and extractor. Completing the accommodation, the tiled bathroom includes a shower over the bath, WC and wash hand basin.

Outside

The home benefits from access to a communal patio area and useful storage cupboard.

Parking

Allocated parking for one vehicle

Tenure

Share of Freehold

Sellers Position

No onward chain

Heating

Electric underfloor heating

Lease Length

999 year lease from 2025

Service Charge

£2,591.28 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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