



16b Latimer Street | £260,000

Romsey, Hampshire, SO51 8DG





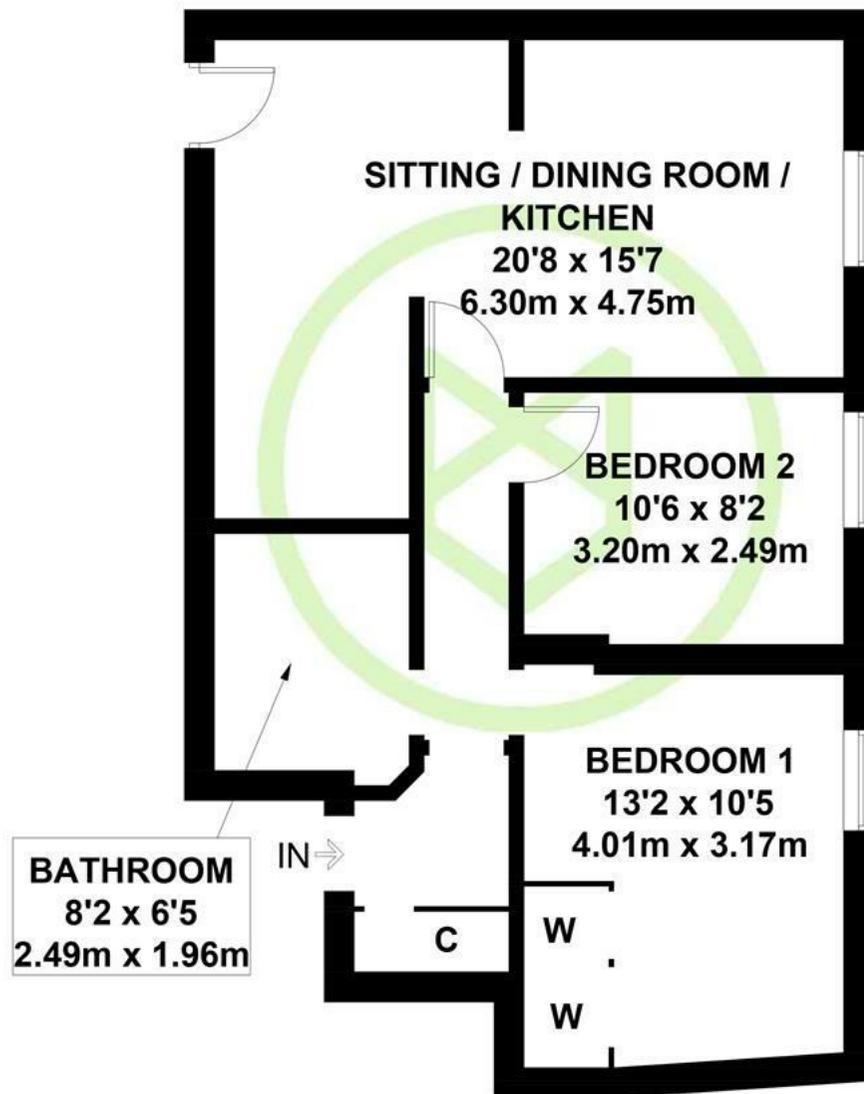
16b Latimer Street
Romsey, Hampshire, SO51 8DG

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



Summary

Situated within the heart of Romsey Town centre, this well proportioned first floor apartment is offered with no onward chain. The accommodation comprises two bedrooms, open plan kitchen/dining/living area and bathroom. Outside, the home benefits from a roof terrace with views of Romsey Abbey.



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 630 SQ FT / 58.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1188388)

Features

- Offered with no onward chain
- Two bedrooms
- First floor apartment
- Private roof terrace with views of Romsey Abbey
- Open plan living area
- Positioned within the heart of Romsey Town centre

EPC Rating

Energy Efficiency Rating
Current D
Potential D

16b, Latimer Street, Romsey, Hampshire, SO51 8DG

Entrance

Communal door accessed on Latimer Street via secure entrance. Stairs lead up to the private front door which is located on the first floor. Stairlift available to use.

Accommodation

Upon entry, the inviting entrance hall allows access for all rooms within the apartment and useful storage cupboard. The open plan sitting/dining/kitchen area is a spacious room with single door opening to private roof terrace. The kitchen features a selection of wall and base storage units and variety of built in appliances including oven with hob and extractor above, under counter fridge and washing machine. Bedroom one is a good size double with built in storage. Bedroom two is a double or perfect study area. The bathroom comprises shower over bath, WC, wash basin and heated towel rail.

Outside

Accessed from the living area, there is a wrap around roof terrace providing the perfect outdoor seating or entertainment area.

Parking

Permit available from Test Valley Council

Location

Romsey, a delightful old market town has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at junction 3, about 3 ½ miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed.

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.

Sellers Position

No onward chain

Tenure

Leasehold

Length of Lease

106 years remaining

Service Charge

Nil

Ground Rent

£150 per annum. Doubles every 25 years

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

