



5 The Old Bakery Latimer Street | £300,000
Romsey, Hampshire, SO51 8LD

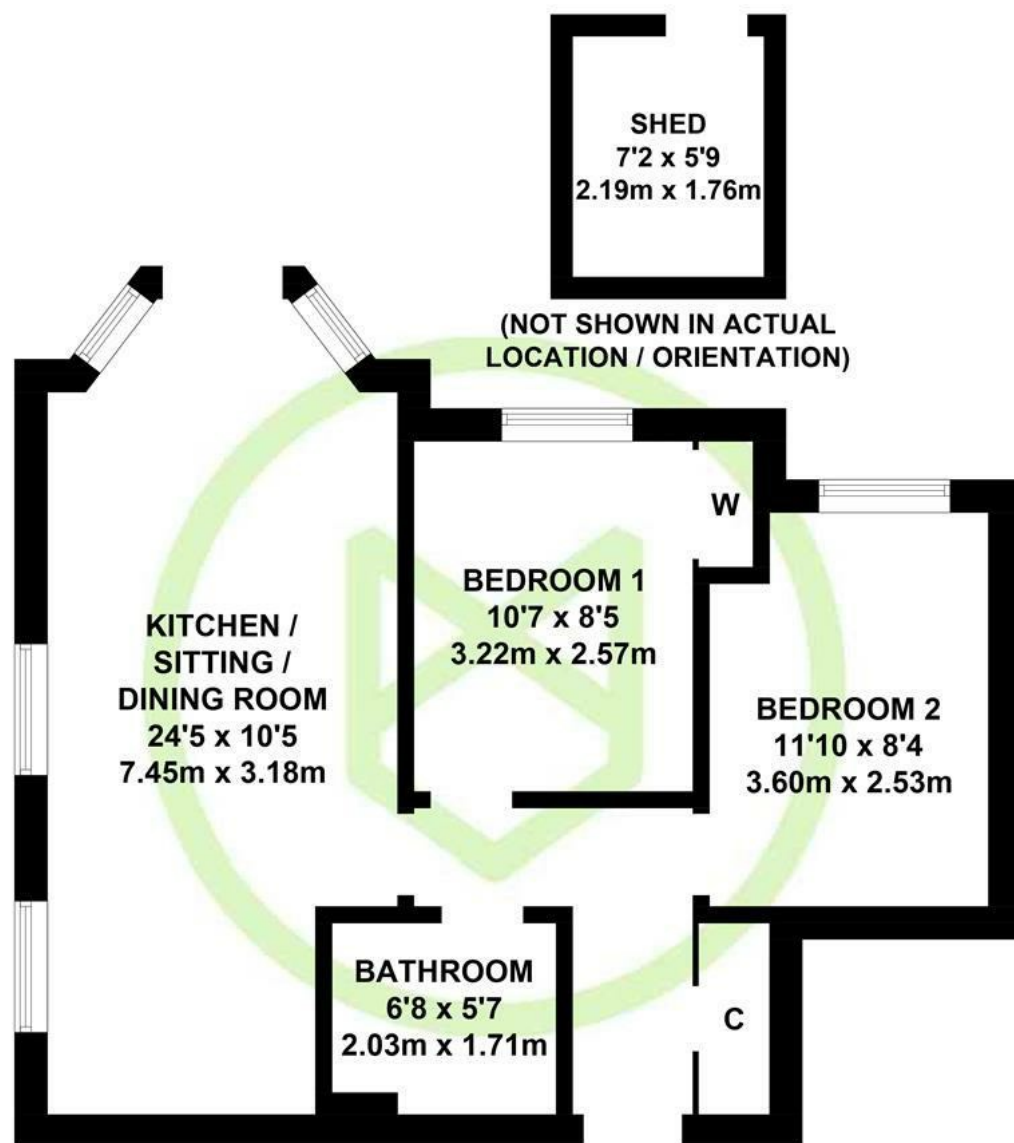




5 The Old Bakery Latimer Street
Romsey, Hampshire, SO51 8LD

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GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 546 SQ FT / 50.7 SQ M
SHED = 41 SQ FT / 3.8 SQ M
TOTAL = 587 SQ FT / 54.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1335237)

Summary

A modern and beautifully appointed ground floor apartment, forming part of an exclusive development of just five apartments, built by the renowned Talisman Homes in 2015 and ideally positioned in the heart of Romsey town centre. Finished to a high standard throughout, the contemporary accommodation offers two generous double bedrooms, a stylish modern bathroom and an impressive open-plan kitchen/dining/living space with direct access to the well-kept communal garden, together with a useful storage cupboard. Offered with no onward chain, the property further benefits from access to a beautifully maintained communal courtyard and useful bike storage/shed, providing a superb low-maintenance home in a highly desirable and convenient town centre setting.

Features

- Modern ground floor apartment
- Two double bedrooms
- Open plan sitting/dining/kitchen
- Direct access to communal courtyard and external lockable storage
- Situated within the heart of Romsey Town centre
- Built by renowned Talisman Homes in 2015
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C

5 The Old Bakery, Latimer Street, Romsey, Hampshire, SO51 8LD

Accommodation

Accessed via its own private front door, the welcoming entrance hall provides access to both double bedrooms, the spacious open-plan living area, modern shower room and a useful storage cupboard. Both bedrooms are well-proportioned doubles, with the principal bedroom further benefiting from a built-in wardrobe providing excellent additional storage. The contemporary shower room has been finished to a high standard and features stylish tiling, a generous walk-in shower, WC, wash basin and heated towel rail. The beautifully light and airy living space provides a wonderful open-plan setting, seamlessly combining the kitchen, dining and sitting areas to create a versatile and sociable heart to the home. The modern kitchen is fitted with a good range of wall and base units, complemented by a selection of integrated appliances including a fridge/freezer, electric hob with extractor above, dishwasher and washing machine. There is ample room for both dining and comfortable seating, while a single door, flanked by two full-height windows, floods the room with natural light and provides direct access to the communal courtyard.

Outside

The home has access directly onto a communal courtyard and individual lockage outdoor storage

Location

The beautiful market town of Romsey has an array of shopping, leisure, and restaurant facilities all with a short walking distance from The Old Bakery. Romsey benefits from fantastic travel links including regular train and bus services providing direct links to the cities of Southampton and Winchester. The M27 can be accessed via Junction 3 or 4 which provide a perfect commuter route.

Sellers Position

No onward chain

Tenure

Leasehold

Length of Lease

125 years from 2015

Ground Rent

£250 per annum

Service Charge

Circa £1,500 per annum

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.

Council Tax

Test Valley - Band C

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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