



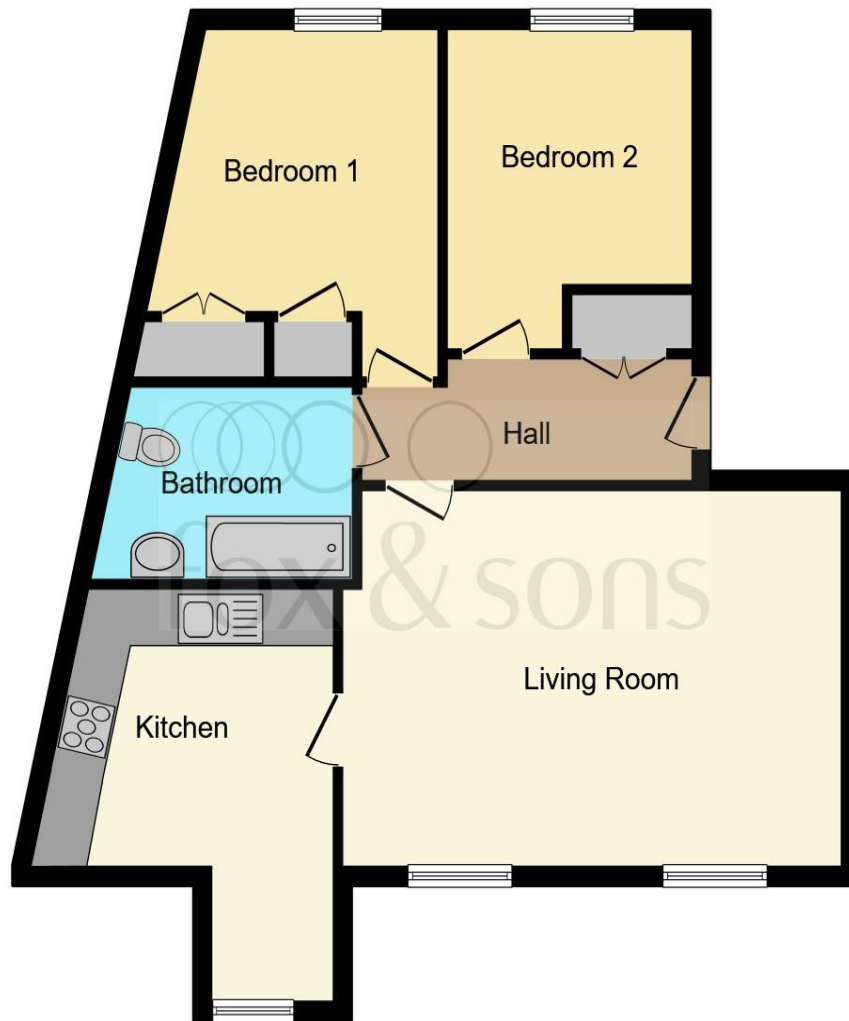
Holt Court, Latimer Street, Romsey, SO51 8LD

welcome to

Holt Court, Latimer Street, Romsey

Fox and Sons Romsey are delighted to offer for sale this spacious and beautifully presented apartment within the heart of the market town of Romsey. Ideally positioned with easy walking distance of all shops, cafes and restaurants in Romsey.





Hallway

Lounge

14' 1" max x 8' 6" max (4.29m max x 2.59m max)

Bedroom 2

12' 2" max x 9' 2" max (3.71m max x 2.79m max)

Bathroom

Bedroom 1

12' 5" max x 10' 3" max (3.78m max x 3.12m max)

Kitchen

Irregular Shaped Room x (x)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Central Romsey Location.
- Private Parking For One.
- Private Gated Entrance.
- Share of Freehold.
- Gas Central Heating.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3235.18

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Aug 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY104784



Property Ref:
RMY104784 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01794 513085



Romsey@fox-and-sons.co.uk



2 Market Place, ROMSEY, Hampshire, SO51 8NB



fox-and-sons.co.uk