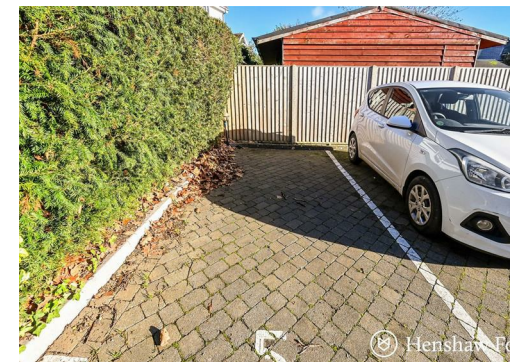




5 Quoyne Court Duttons Road | £195,000  
Romsey, Hampshire, SO51 8AP

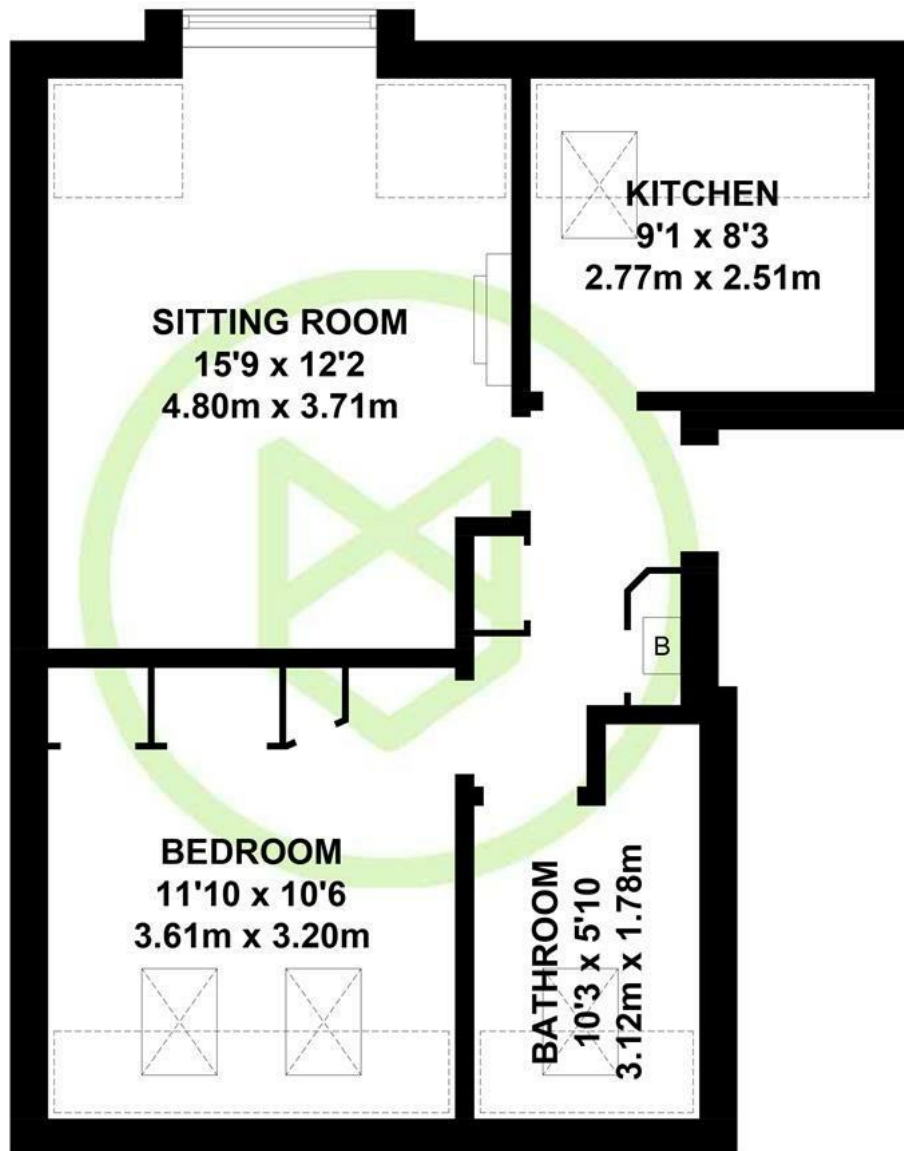




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Romsey, Hampshire, SO51 8AP

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





## 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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