

Connells

Symes Road
Romsey

Symes Road
Romsey SO51 5BD

For sale offers in excess of
£180,000







Property Description

Offered vacant and without an onward chain, this first-floor, purpose-built apartment provides two double bedrooms and its own garage in a nearby block. A communal entrance with stairs leads to the first floor, where a private entrance hall offers built-in storage. The dual-aspect lounge enjoys windows to the front and rear, while the kitchen provides ample fitted storage, an integrated double oven, gas hob and space for family dining. Both bedrooms are doubles, with a built-in cupboard to bedroom one. A modern shower room with walk-in shower is complemented by a separate WC cloakroom. Further benefits include a modern Worcester boiler and a newly fitted consumer unit. Outside, residents share lawned front gardens with mature planting and a rear patio area with washing lines. The property is leasehold, with approximately 85 years remaining.

Communal Entrance

A communal entrance provides access to the building, with stairs rising to the first floor and the apartment's private entrance.

Private Entrance

The private entrance hall includes built-in storage and provides a practical welcome to the apartment.

Cloakroom

A separate WC cloakroom benefits from an obscured double-glazed window for natural light and privacy.

Lounge

The dual-aspect lounge features double-glazed windows to the front and rear. Carpet flooring, radiators and a ceiling fan complete the room.

Kitchen/ Diner

The kitchen offers a comprehensive range of wall, base and drawer units with work surfaces over, localised tiling and a one-and-a-half-bowl sink with mixer tap. Appliances include an integrated double oven and four-ring gas hob with extractor above. There is space for family dining, space and plumbing for a washing machine, and space for a tall fridge/freezer. Inset lighting and a rear-aspect double-glazed window complete the room.

Bedroom One

A double bedroom with a front-aspect window, carpet flooring and a ceiling fan. A built-in cupboard provides useful additional storage.

Bedroom Two

A second double bedroom featuring carpet flooring and a double-glazed window overlooking the front aspect.

Shower Room

The modern shower room comprises a walk-in shower and a wash basin inset into a vanity unit. Localised tiling and an obscured double-glazed window to the rear complete the room.

Communal Gardens

The communal front garden is laid to lawn, with mature shrubs and planted borders. To the rear, a shared patio area provides washing lines for residents' use.

Garage

The apartment benefits from its own garage, situated in a block and fitted with an up-and-over door.

Location

Romsey is a historic market town offering independent shops, cafés, restaurants and Bradbeers department store. Local facilities include Romsey Library, while Romsey Abbey, Memorial Park and canal and riverside walks provide opportunities to enjoy the town's heritage and outdoor spaces.

Location - Schools

Schools within Romsey include Halterworth Primary School, Romsey Primary School & Nursery and Romsey Abbey Church of England Primary School. Secondary education includes The Mountbatten School and The Romsey School. School catchments and admission availability should be checked for the property's confirmed address. (hants.gov.uk?)

Location - Transport Links

Romsey railway station provides connections to Southampton, Salisbury and Eastleigh. The town also offers access to the M27 and M3 for journeys along the south coast and towards London.

Location - Places of Interest

Sir Harold Hillier Gardens is described by Hampshire County Council as approximately two miles north-east of Romsey. The National Trust's Mottisfont house, gardens and estate is approximately five miles from Romsey on foot. These distances are general references from the town and are not measured from the apartment.

Agents Note

Tenure: Leasehold, with approximately 85 years remaining, as advised.

The property is currently vacant and offered without an onward chain. A modern Worcester boiler and a newly fitted consumer unit are further benefits.

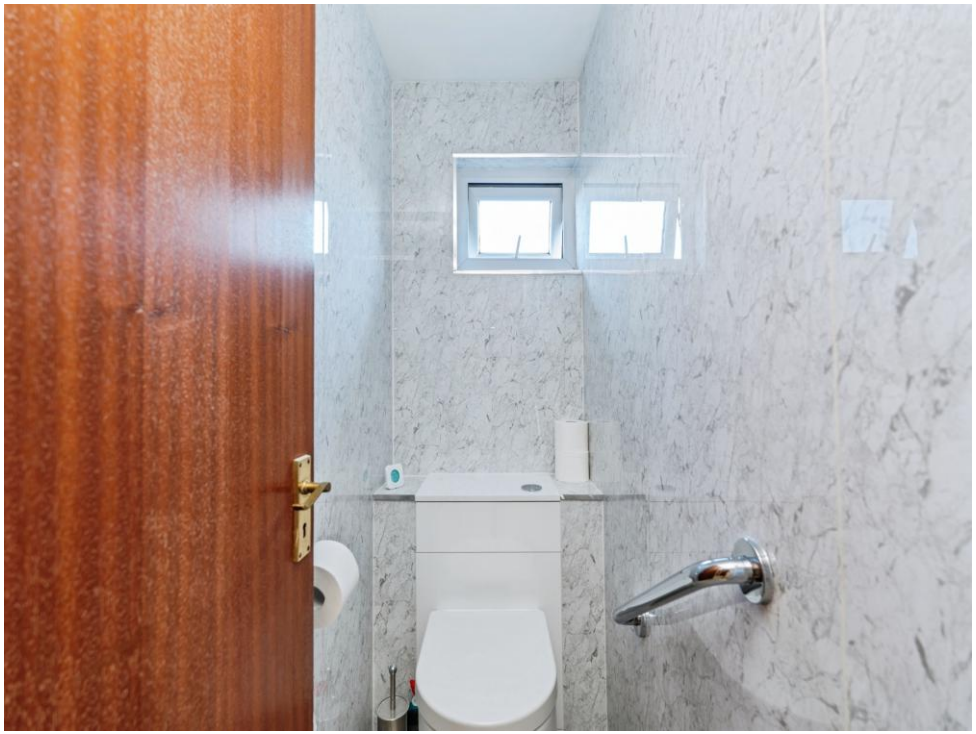
Ground rent, service charge, any scheduled lease-related increases, management arrangements, council tax band and EPC rating are to be confirmed. The precise lease term and garage ownership arrangements should be verified through the legal documentation.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







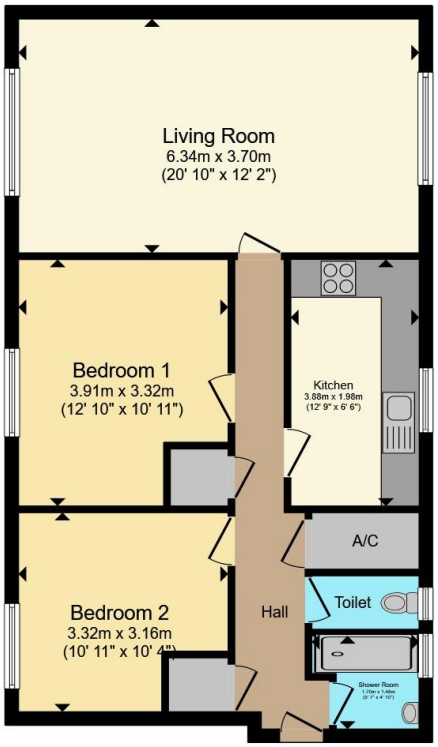












Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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13a The Hundred
ROMSEY SO51 8GD

EPC Rating: C

Council Tax Band: B

Service Charge: 1000.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307237

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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