

Connells

Dukes Mill Broadwater Road
Romsey

Dukes Mill Broadwater Road
Romsey SO51 8PJ

For sale
£170,000







Property Description

Situated within the popular Dukes Mill development, this well-proportioned two-bedroom apartment offers comfortable and practical accommodation throughout.

The property is accessed via a long entrance hallway with carpeted flooring and useful storage. The principal bedroom enjoys a front aspect window and benefits from a built-in wardrobe, while the second bedroom is also front facing and carpeted.

The bathroom comprises a panel enclosed bath with shower, wash hand basin, WC and airing cupboard, with a further storage cupboard located opposite in the hallway.

To the rear of the property is a spacious lounge/dining room with a pleasant rear aspect window with views over courtyard and stream, providing an ideal space for both relaxation and entertaining. Leading from the lounge is the fitted kitchen, featuring a range of wall and base units, sink with drainer, integrated electric oven, induction hob, washing machine and durable LVT flooring.

The apartment further benefits from allocated parking, electric heating throughout and is conveniently located for Romsey town centre, local amenities and transport connections.

Hallway

Spacious entrance hallway with carpeted flooring, providing access to all rooms and benefiting from useful built-in storage.

Lounge/Diner

15' 2" x 12' 8" (4.62m x 3.86m)

Bright and well-proportioned lounge/dining room with rear aspect window, offering an ideal space for relaxing and entertaining.

Kitchen

10' 4" x 6' 5" (3.15m x 1.96m)

Fitted kitchen with a range of wall and base units, integrated electric oven, induction hob, washing machine and LVT flooring.

Master Bedroom

13' 1" x 9' 3" (3.99m x 2.82m)

Generous principal bedroom with front aspect window, carpeted flooring and a built-in wardrobe.

Bedroom Two

10' 4" x 6' 6" (3.15m x 1.98m)

Well-sized second bedroom with front aspect window and carpeted flooring, ideal as a guest room, nursery or home office.

Bathroom

6' 11" x 6' 5" (2.11m x 1.96m)

Bathroom fitted with a panel enclosed bath with shower, wash hand basin and WC, complemented by tiled flooring and an airing cupboard.

Agents Notes

Some photographs have been virtually staged with digitally added furniture and accessories to illustrate how the rooms could be furnished. These items are for illustrative purposes only and are not included in the sale. Please refer to a viewing to confirm the property's current appearance and condition.

"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"







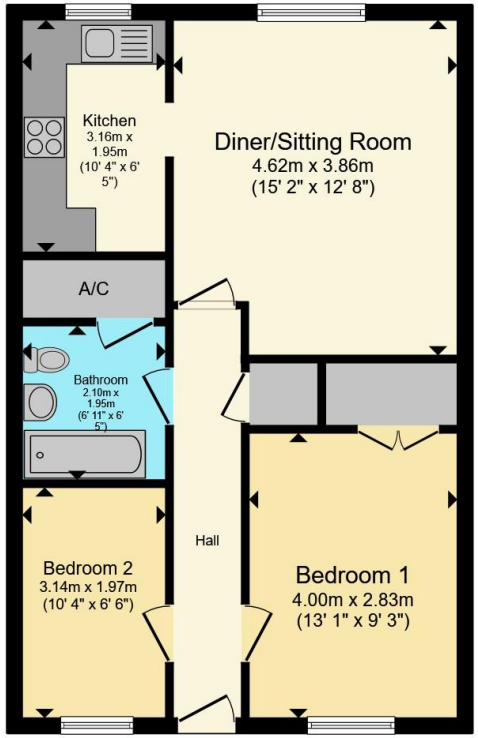












Total floor area 56.1 m² (604 sq.ft.) approx

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: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307230

This is a Leasehold property with details as follows; Term of Lease 155 years from 24 Jun 1974. 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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