



WHITE & GUARD

15 Roman Row, Bishops Waltham - SO32 1RW  
In Excess of £175,000

WHITE & GUARD

# 15 Roman Row

Bishops Waltham, Southampton

## INTRODUCTION

Welcome to Roman Row, a beautifully managed retirement development designed for comfort, independence and community. This delightful apartment offers peace of mind in a well-established block known for its friendly atmosphere, secure living environment, and excellent on-site amenities. From attractive communal spaces to thoughtfully planned walkways and gardens, the block has been created to ensure residents feel both at home and well-supported.

## LOCATION

Set in the heart of Bishops Waltham, the property offers exceptional convenience for older residents wanting everything close at hand. A gentle stroll brings you to the village's charming high street, where independent shops, cafés, essential services and a welcoming community vibe make daily life effortless. With level walking routes, easy access to regular bus links and a warm, safe village atmosphere, Bishops Waltham provides an ideal environment for those seeking a central, accessible and sociable place to call home. Living here means less time travelling, and more time enjoying the things that matter.

- WINCHESTER COUNCIL BAND B
- EPC RATING D
- LEASEHOLD
- TWO BEDROOM FIRST FLOOR APARTMENT
- RETIREMENT APARTMENTS FOR THE OVER 55's
- MODERN BATHROOM
- COMMUNAL GROUNDS





## INSIDE

This first-floor apartment has been designed with comfort and practicality in mind. The inviting lounge enjoys sweeping views across the beautifully maintained communal grounds, with the picturesque backdrop of Bishops Waltham Church framing the room perfectly. An open-plan kitchen leads seamlessly into the living space, creating a homely and convenient layout ideal for relaxed everyday living.

Two well-proportioned bedrooms and a modern bathroom suite ensure the property is fully ready for someone to move straight in and begin enjoying life. Residents of Roman Row benefit from shared facilities, social activities and a warm, neighbourly community spirit, ideal for those seeking independent living with the reassurance of friendly faces nearby. From coffee mornings to quiet reading corners, this block supports a comfortable, connected lifestyle.

## OUTSIDE

The development is surrounded by lovingly maintained communal gardens, offering tranquil spaces to unwind. Carefully planted borders, level pathways and attractive seating areas provide perfect spots to enjoy fresh air, sunshine and peaceful views. Whether you prefer a morning coffee outdoors or an evening stroll through the grounds, the outdoor space at Roman Row is designed to be enjoyed year-round

## SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 55-80 Mbps download speed 14 - 20 Mbps upload speed. This is based on information provided by Openreach.

The yearly service charge for 1st April 2025 to 31st March 2026 is £3717.12



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#### ANTI-MONEY LAUNDERING REGULATIONS

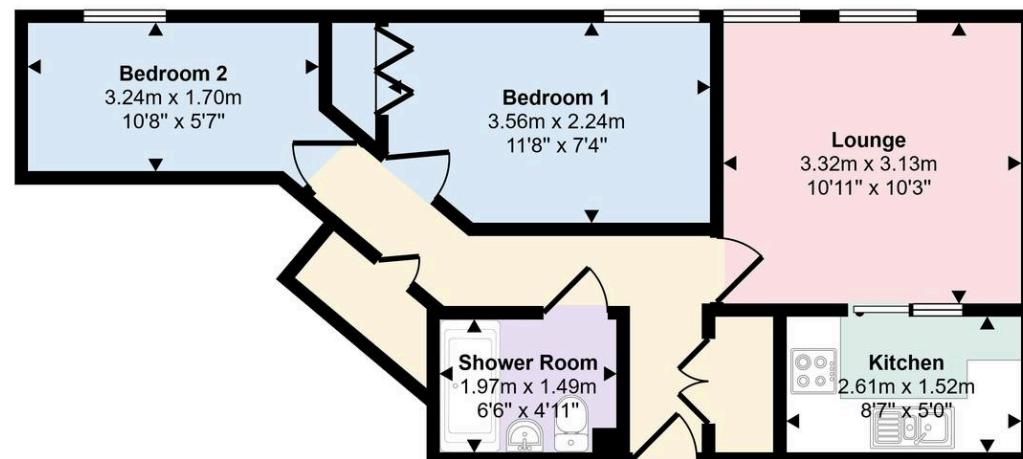
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#### DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentary or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Approx Gross Internal Area  
42 sq m / 447 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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