



sparks ellison

9 Park View, Romsey Road, Eastleigh, SO50 9DD

£220,000

Located in the heart of Eastleigh, this delightful first-floor flat on Romsey Road offers a perfect blend of comfort and convenience. Boasting two generously sized bedrooms, this property has been re-decorated throughout and features brand new carpets, providing a fresh and inviting atmosphere for its new occupants. The spacious living room is a standout feature, complete with a charming balcony that invites you to enjoy the fresh air and views of the surrounding area. The main bedroom benefits from an ensuite, adding a touch of luxury and privacy to your living experience. This flat is ideally situated within walking distance of a variety of shops, amenities, and the railway station, making it an excellent choice for those who value accessibility and a vibrant community. The property is also equipped with a security entry phone system and a lift to all floors, ensuring both safety and ease of access. With no forward chain, this property presents a fantastic opportunity for first-time buyers or those looking to downsize in a prime location. Whether you are seeking a modern living space or a convenient base to explore Eastleigh and beyond, this flat is sure to impress. Don't miss the chance to make this lovely apartment your new home.

ACCOMMODATION

Reception Hall:

Airing cupboard.

Sitting Room:

17'11" x 12'3" (5.46m x 3.74m) Patio doors to balcony.

Kitchen:

9'10" x 6'9" (3.00m x 2.05) Range of units, electric oven and hob with extractor hood over, space and plumbing for further appliances, tiled floor.

Bedroom 1:

13' to bay x 11'2" (3.95m to bay x 3.40m)

En-suite:

Suite comprising double width shower cubicle, wash basin, WC, tiled floor.

Bedroom 2:

13'9" x 8'10" (4.18m x 2.69m) Cupboard housing boiler.

Bathroom:

Suite comprising bath, wash basin, WC.

OUTSIDE

One allocated parking space.

OTHER INFORMATION

Tenure:

Leasehold - The freehold is owned by all residents

Term of Lease:

125 years from 2001

Maintenance Charge:

July 2025 - June 2026 £1,600

Approximate Age:

2001

Approximate Area:

816sqft/75.8sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

The Crescent Primary School

Secondary School:

The Toynbee Secondary School

Council Tax:

Band C

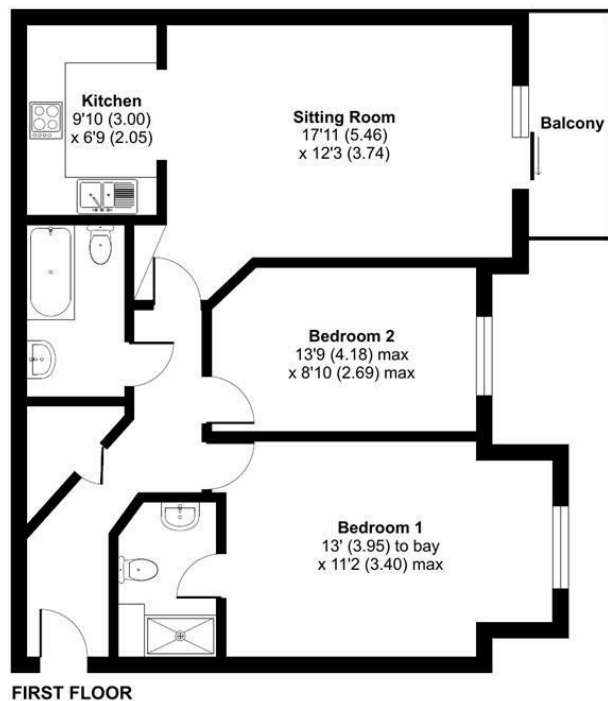
Local Council:

Eastleigh Borough Council - 02380 699000

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

First Floor = 816 sq ft / 75.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1349213.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



