



WHITE & GUARD

15 Roman Row, Bishops Waltham - SO32 1RW
£155,000

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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 including a stair lift. 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.

The property features two well-proportioned bedrooms (one double and one single) and a modern bathroom suite, making it ready for immediate occupation. Residents of Roman Row enjoy access to shared facilities, a range of social activities, and a welcoming community atmosphere. This environment is ideal for those seeking independent living, with the added reassurance of a supportive and friendly neighbourhood. Amenities such as coffee mornings and quiet reading areas help foster a comfortable and connected lifestyle.

OUTSIDE

The development is set within beautifully maintained communal gardens, providing tranquil spaces for relaxation. Thoughtfully landscaped borders, level pathways, and inviting seating areas create ideal settings to enjoy fresh air, sunshine, and peaceful views. Whether you choose to have a morning coffee outdoors or take an evening stroll through the grounds, the outdoor spaces at Roman Row are designed for year-round enjoyment. Residents' parking is available on a first come, first served basis.

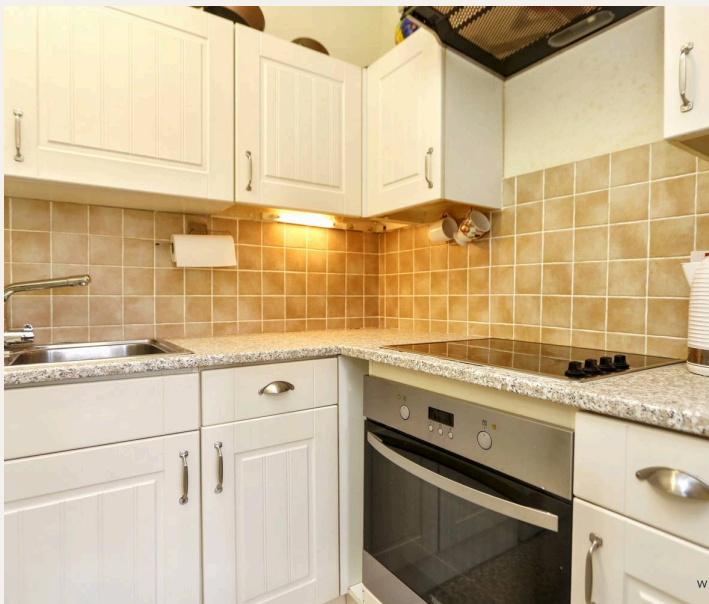
SERVICES:

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

Length of Lease is 99 years from 1987



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

ANTI-MONEY LAUNDERING REGULATIONS

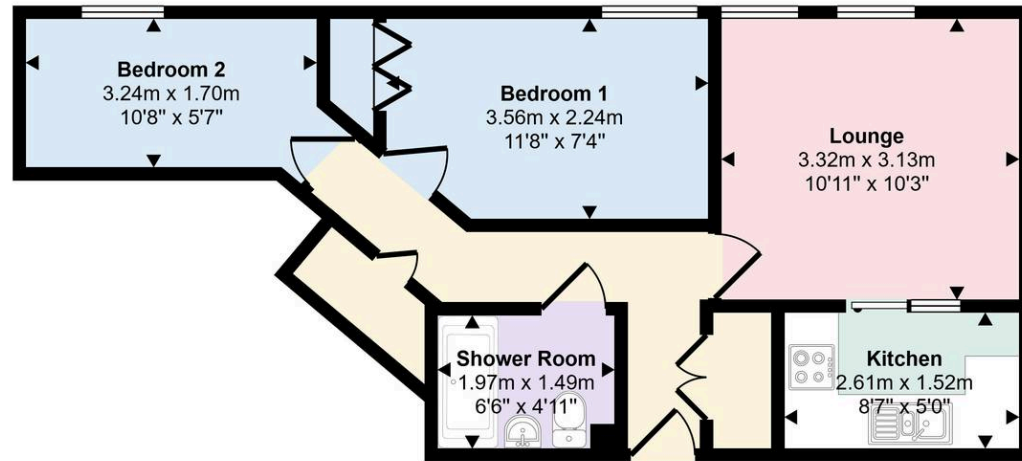
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

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 documentaries 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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