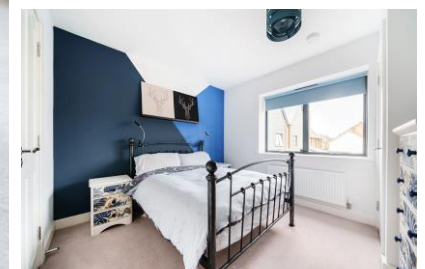




Radcliffe Row, Abbotswood Common Road, Romsey, Hampshire, SO51 0DU





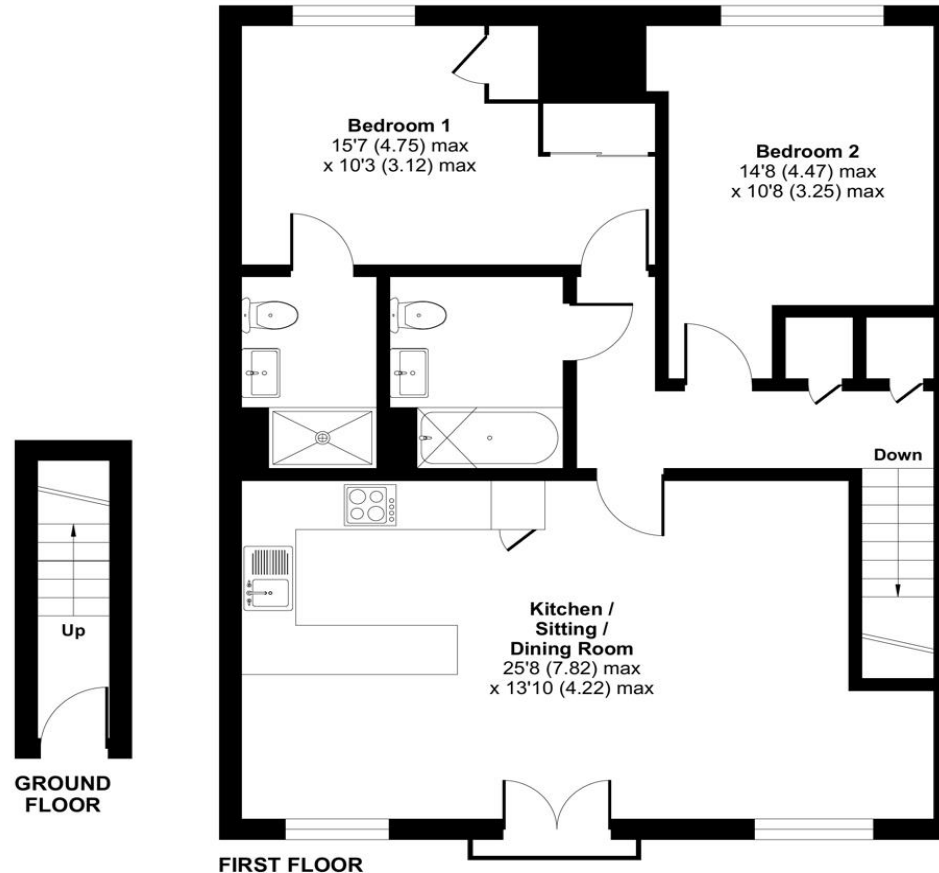
## ACCOMMODATION

Situated near to the extensive Abbotswood amenities within a convenient short walk of the town centre, is this affordable two-bedroom purpose-built first floor maisonette with two parking spaces. Constructed by Perbury Homes in 2020 offering a private entrance, this home is an ideal first time buy, investment or pied-a-terre with accommodation comprising two well- proportioned bedrooms with the principal bedroom enjoying en-suite facilities, an open-plan fitted kitchen/dining and sitting room which enjoys a Juliet balcony and a newly fitted white bathroom suite. The property offers modern comforts in the form of energy efficient features, powder coated aluminium glazing and gas central heating coupled with reasonable leasehold disbursements ensuring this is an inexpensive home to maintain. There is a generous bicycle and bin store outside, together with useful storage cupboards within the home and a private loft space.

Maintenance, ground rent and building insurance costs are approximately £1,200 per annum.

Approximate Area = 862 sq ft / 80.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 984959



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## SITUATION

Ideally positioned on the fringes of the historic market town of Romsey, with its chic deli-café, bistros and boutique shopping, Abbotswood is a contemporary development of varied size homes enjoying excellent commuter links. The local schooling is well regarded, situated within the catchment of Cupernham Infant school and Romsey Secondary School. The beautiful market town of Romsey has an array of amenities to offer, including a Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property. The No 66 bus is available from Romsey Bus Station which goes to Winchester Bus Station. The M27 can be accessed at junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.



#### **SPECIFICATION**

- Two-bedroom maisonette decorated to a high standard throughout
- Constructed in 2020
- Inexpensive maintenance charges and with 999-year lease from construction
- Open plan kitchen/dining/sitting room with 'Juliet' balcony
- Modern bathroom and en-suites facilities
- Ample outside and inside storage space including private loft
- Two allocated parking spaces
- Conveniently located close to the Abbotswood amenities

#### **LOCAL AUTHORITY**

Test Valley Borough Council

#### **ASKING PRICE**

£250,000

#### **TENURE**

Tenure - Leasehold

Current ground rent - £50.00 per annum

Expected increase - tbc

Service charge - £250.00 quarterly

Council Tax Band - B

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*