



Roman Row, Bishop's Waltham, Southampton, Hampshire, SO32 1RW

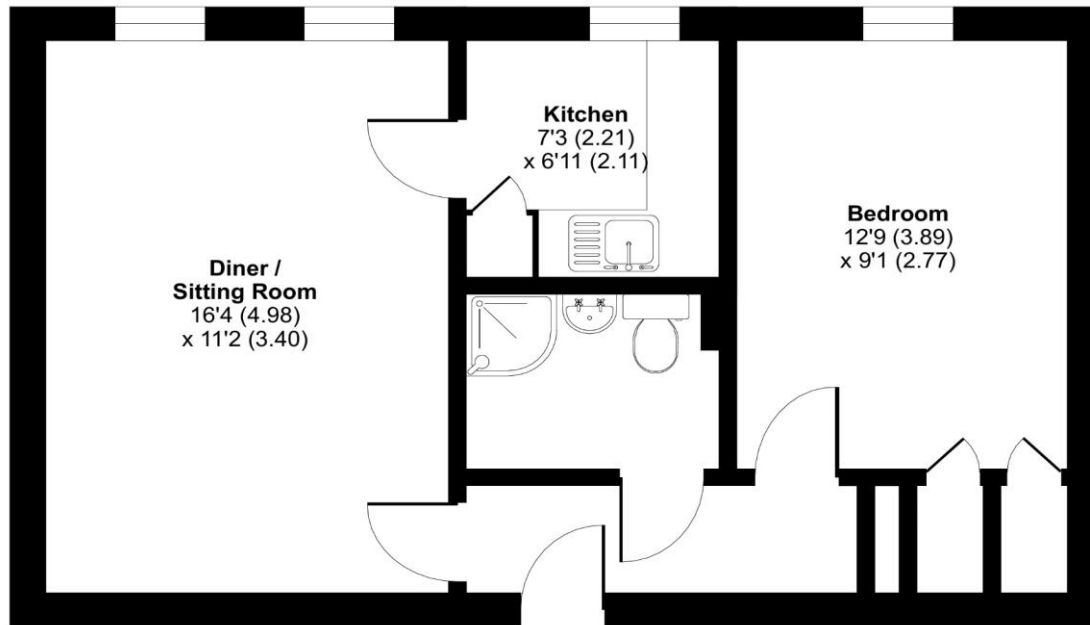


ACCOMMODATION

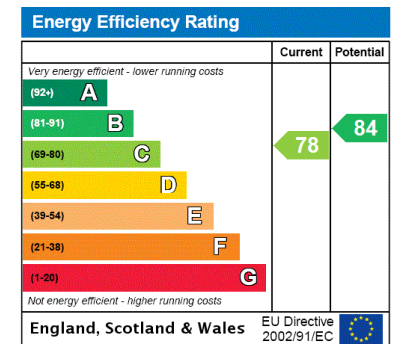
Located in the popular Roman Row development and extremely convenient for the centre of Bishops' Waltham is this good sized first floor retirement apartment. The development is available to the over 55's and benefits from well-tended communal grounds. The accommodation offered includes a naturally bright sitting/dining room, fitted kitchen with complementing work surfaces over and a contemporary shower room, with a double bedroom hosting a built-in wardrobe. The property is neatly presented and has been redecorated throughout. There is one residents parking space, subject to availability. Viewing is highly recommended to fully appreciate the location of the apartment and the superb complex.

Approximate Area = 462 sq ft / 42.9 sq m

For identification only - Not to scale



GROUND FLOOR



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: 991505



SITUATION

A vibrant village, Bishop's Waltham offers a real sense of community and is known for its blissful pace of life. This historic market town, set against the backdrop of the peaceful Hampshire countryside, features a broad range of independent shops, cafés, restaurants and salons. The many independent shops are complemented by miles of walking and cycling trails, from nature reserves to meandering riversides. On the doorstep of the South Downs National Park, and located at the midpoint of a long-established route between Winchester and Portsmouth, Bishop's Waltham is the perfect place to rest and relax.

The charm of the village, combined with its strong sense of community, has resulted in an array of regular local events from its vibrant summer carnival to vintage markets. Also beaming with cultural significance, the most impressive cultural asset is the grand Bishop's Palace, located near the heart of the town.

Perfectly placed for travel, Bishop's Waltham has great links to the A3 and M3 motorway, offering solid outbound routes, and for a dose of the city, Winchester, Southampton and Portsmouth all lie within 30 minutes' drive.



SPECIFICATION

- Attractive retirement apartment exclusively for the over 55's
- Superb complex conveniently located close to the centre of Bishop's Waltham
- Spacious sitting/dining room
- Double bedroom with fitted wardrobes
- Contemporary shower room
- Well-tended communal grounds

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - B

ASKING PRICE

£150,000

TENURE

Leasehold - 99 years from 1987

Remaining years left - 63

Annual maintenance costs - £3018.48 (will be reviewed 31.3.2024)

Current annual ground rent - £50 p.a.

Expected increase % - tbc

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