



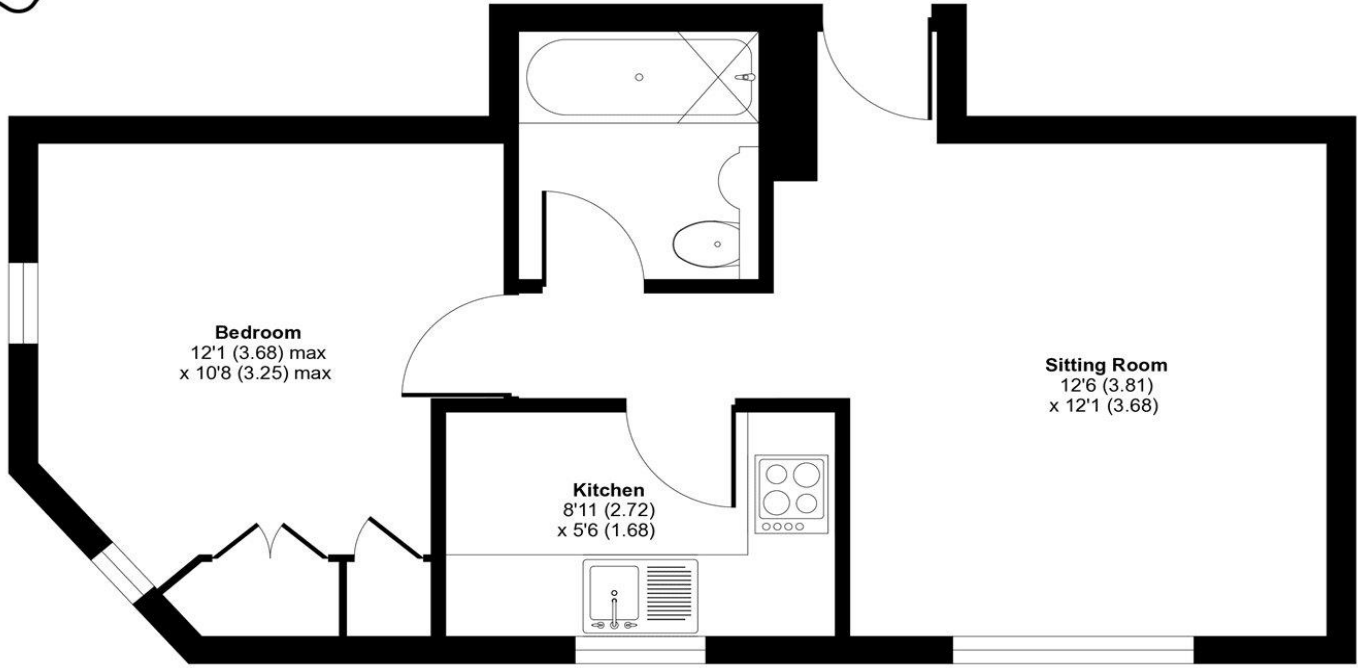
The Courtyard, Latimer Street, Romsey, Hampshire, SO5 1 8JN



ACCOMMODATION

A charming, well-presented ground-floor maisonette ideally situated in the heart of Romsey with great access to local amenities and benefitting from an allocated parking space. The property enjoys the convenience of a share of freehold and is marketed with no onward chain. The front door leads into a spacious sitting room with a large window which helps to flood the room with natural light. A hallway leads to the fitted kitchen incorporating a good range of wall and base units and complementing worksurfaces over. There is a recently fitted family bathroom opposite. The end of the hall leads to a sizeable double bedroom including ample built-in storage. The property enjoys highly-efficient heating via a Fischer electric heating system with thermostatic valves to the radiators.

Approximate Area = 375 sq ft / 35 sq m
 For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2022. Produced for Charters Estate Agents Limited. REF: 798141



SITUATION

Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the South West, the ancient city of Winchester to the East and the major city and port of Southampton to the South. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning Abbey. Steeped in history from its Saxon roots and centred upon its imposing and prepossessing abbey, Romsey is the loveliest of market towns which has retained its intrinsic 'village' charm despite the modern onslaught of new housing requirements which has affected the integrity of many other towns and villages. Its sophisticated eateries, boutique shopping and comfortable social life holds appeal for a wide range prospective purchases from retirement to families looking for a safe and convenient lifestyle for their children. This is enhanced by its wealth of excellent local schooling within both the state and private sectors, which attracts many families to the area. Saturday morning strolls around Romsey with its variety of delicatessens and coffee shops serving gourmet breakfasts is an absolute treat.



SPECIFICATION

- Central Romsey location
- Great access to local amenities
- Allocated parking
- Private access
- Double bedroom
- No onward chain

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - B

ASKING PRICE

£210,000

TENURE

Leasehold with a Share of Freehold

Unexpired Years: 900

Annual Ground Rent: £tbc

Ground rent increase – tbc

Annual Service Charge: £538.10

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