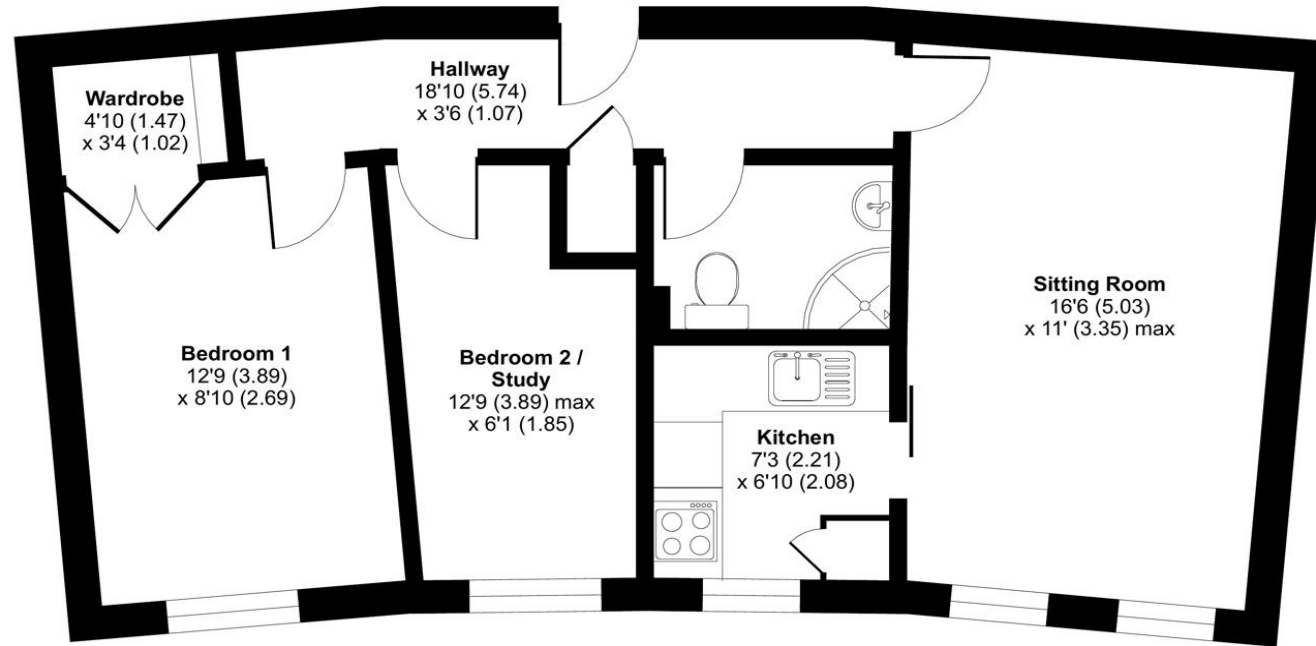


## ACCOMMODATION

Located in the popular Roman Row development and extremely convenient for the centre of Bishops' Waltham is this good-sized two-bedroom first-floor retirement apartment. The development is available to the over 55's and benefits from well-tended communal grounds and stairlift access to the apartment. The accommodation offered includes a naturally bright sitting/dining room, a modern kitchen with an integrated eye-level oven, a bathroom, and two bedrooms. The property is neatly presented throughout and includes resident's parking. Viewing is highly recommended to fully appreciate the location of the apartment and the superb complex.

Approximate Area = 571 sq ft / 53.1 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1047631



### 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**

- Two-bedroom apartment for over 55's
- Excellent central village location
- Residents parking
- Lovely communal gardens
- Good size living room
- Modern fitted kitchen
- Bathroom

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: C

### **ASKING PRICE**

£170,000

### **TENURE**

Leasehold

Unexpired Years: 62

Annual Ground Rent: £50 (approx.)

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £3,564 (paid in quarterly instalments)

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