



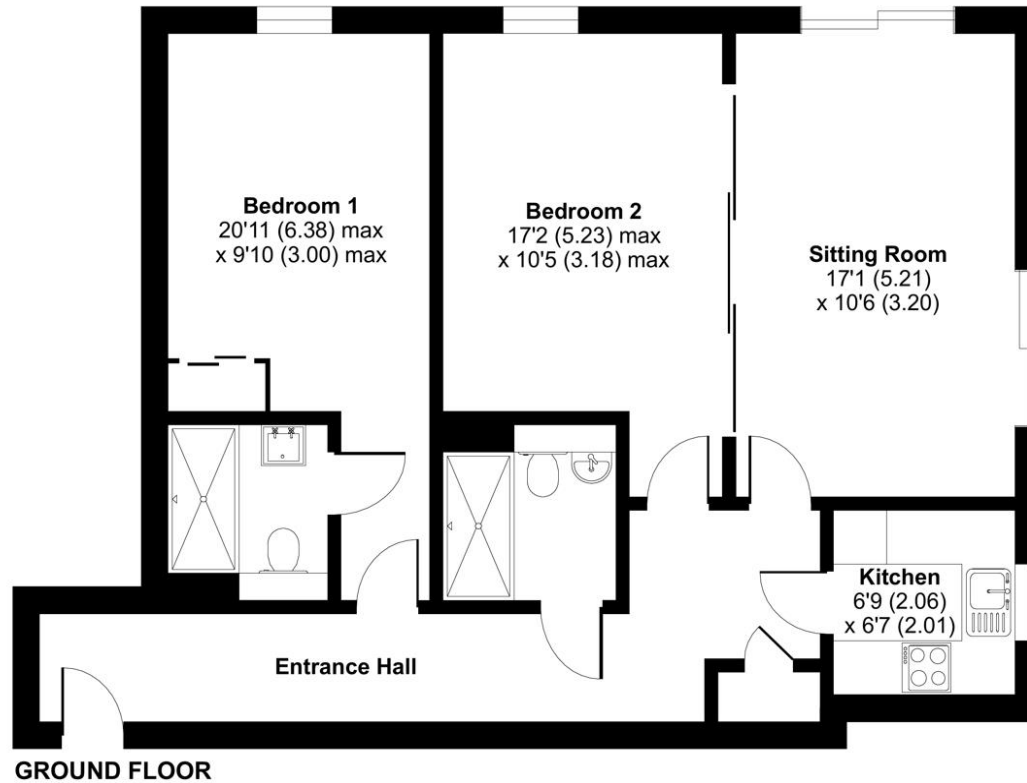


## ACCOMMODATION

Discover luxurious living in this level access, ground floor apartment nestled within the sought-after age-exclusive development of Fleur De Lis in the heart of Romsey. Step into the inviting entrance hallway guiding you through to the spacious living areas. There are two double bedrooms, the first of which features an en-suite shower room, with a second shower room accessed via the hall. Bedroom two offers versatility with a sliding door partition to the living room, making this space ideal for guests, a dining room, or a home office. The 17ft sitting room boasts abundant natural light streaming in from French doors leading to your private terrace and the modern kitchen caters to your every need. Outside, beautifully landscaped communal gardens offer relaxation and entertainment, complemented by a concierge service for added convenience and peace of mind. Embrace sophisticated living in this exquisite apartment.

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1093224



## 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.



#### **SPECIFICATION**

- Age Exclusive development in the heart of Romsey
- Two-bedroom apartment
- Ground floor apartment with level access
- Versatile living accommodation
- En-suite shower room
- Private terrace area
- No forward chain

#### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band C

#### **GUIDE PRICE**

Asking Price £400,000

#### **TENURE**

Leasehold

Unexpired Years: 117

Annual Ground Rent: TBC

Ground Rent Increase: 20%

Ground Rent Review Period: 5 years

Annual Service: £3916

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