



Station Approach, Romsey, Hampshire, SO51 8DU

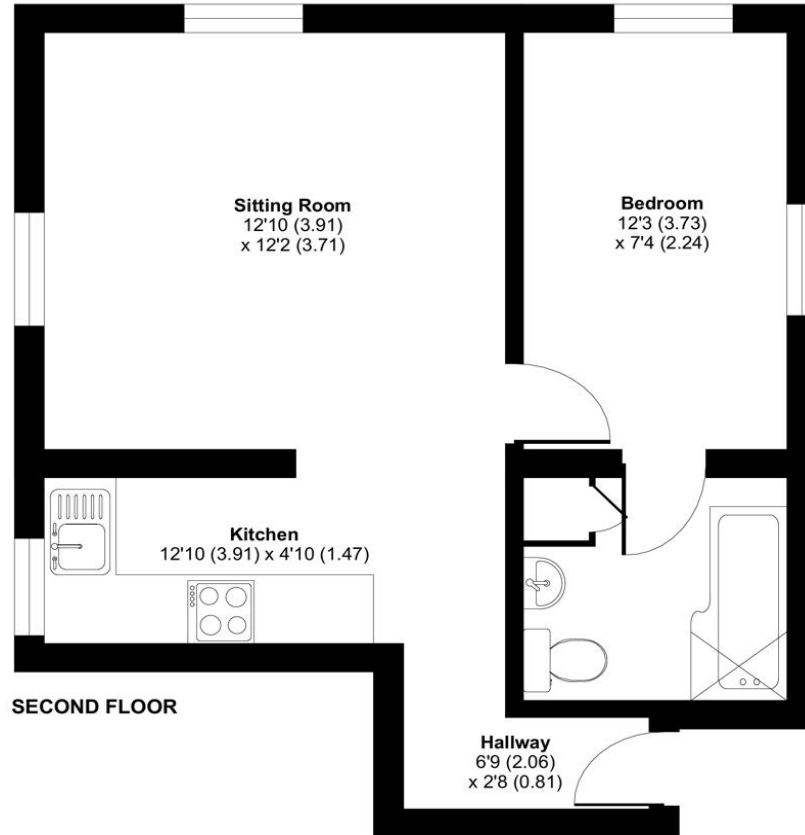
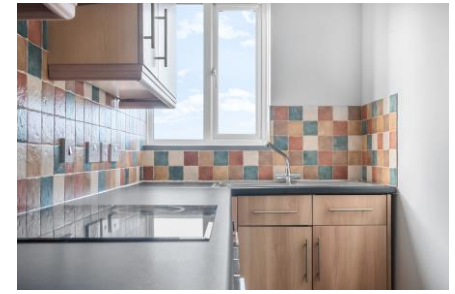


ACCOMMODATION

Discover the epitome of urban living in this one-bedroom top-floor apartment situated at Station Approach in the heart of Romsey. With no forward chain, this property is an ideal opportunity for first-time buyers eager to step onto the property ladder or astute investors seeking a remarkable investment with an impressive over 6% yield. The accommodation comprises a modern fitted kitchen with integrated oven and hob, a spacious sitting room and a double bedroom with en-suite bathroom. Boasting a prime location, the apartment is just a short stroll from the vibrant Hundred and offers easy access to the station, making it a perfect choice for those with a daily commute.

Approximate Area = 408 sq ft / 37.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1079045



SITUATION

The apartment is positioned within the town centre of Romsey. This beautiful market town 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 M27 can be accessed at junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.



SPECIFICATION

- Top floor one bedroom apartment
- Situated in the heart of Romsey
- Open plan style living
- Superb investment opportunity or first home
- No Forward chain

LOCAL AUTHORITY

Test Valley Borough Council

GUIDE PRICE

Asking Price £130,000

TENURE

Leasehold

Unexpired Years: 107

Annual Ground Rent: £100

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2000 approx

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