

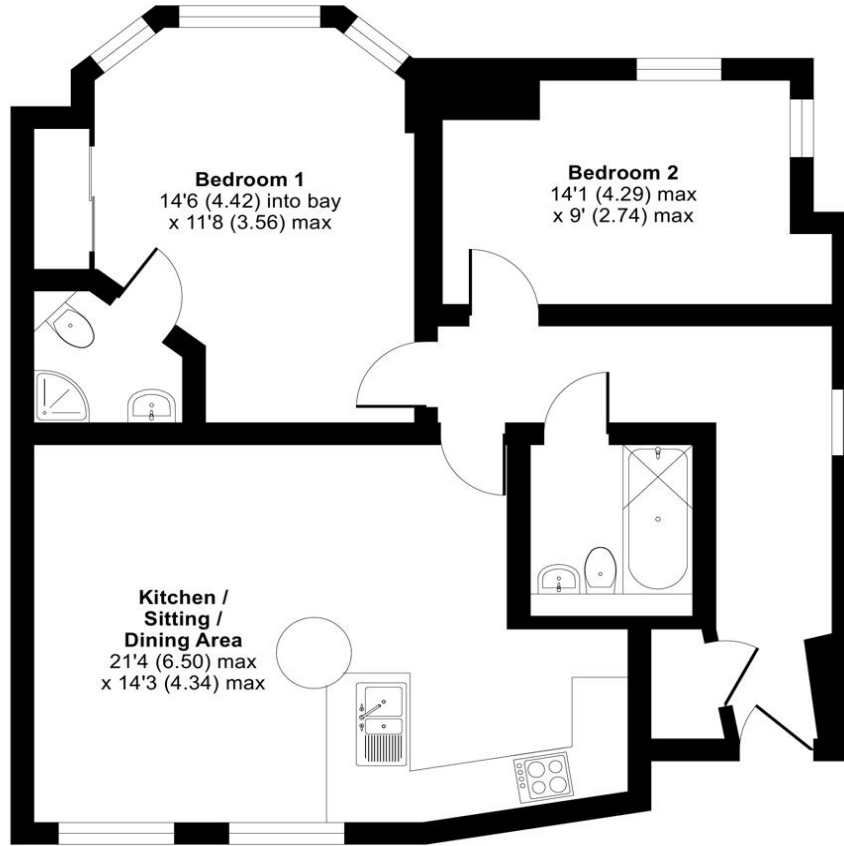


The Old Bakery, Holt Mews, Latimer Street, Romsey, Hampshire, SO51 8LD



ACCOMMODATION

This exquisite first-floor apartment, constructed in 2011 by the esteemed Talisman Homes, graces the heart of Romsey Town. Entering the building through a security access system, ensures peace of mind. Inside, a welcoming entrance hall provides access to all rooms and a convenient storage cupboard. The open-plan sitting/dining/kitchen area impresses with its generous proportions and dual windows, inviting ample natural light. The modern kitchen is equipped with a range of wall and base storage units, an integrated cooker and space for a fridge freezer. The principal bedroom offers a spacious retreat, complete with a large bay window framing views over to Romsey Abbey, a built-in wardrobe, and a stylish en-suite shower room a heated towel rail. Bedroom two, also a double room, benefits from dual aspect windows, adding to its appeal. A family bathroom serves the second bedroom. Externally, residents can enjoy the communal courtyard garden and individual lockable storage, enhancing both the aesthetics and practicality of the property.



FIRST FLOOR

Approximate Area = 785 sq ft / 72.9 sq m
 Outbuilding = 37 sq ft / 3.4 sq m
 Total = 822 sq ft / 76.3 sq m
 For identification only - Not to scale



OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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: 1097872



SITUATION

The historic Hundred and Romsey town centre amenities, including Waitrose supermarket, are conveniently nearby. 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.



SPECIFICATION

- First-floor apartment
- Central Romsey location
- Secure building access system ensures peace of mind
- Open-plan sitting/dining/kitchen area
- Principal bedroom with bay window
- Two bathrooms
- Communal courtyard garden and individual lockable storage for residents' use

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band C

GUIDE PRICE

Asking Price £325,000

TENURE

Leasehold

Unexpired Years: 115

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2472

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