



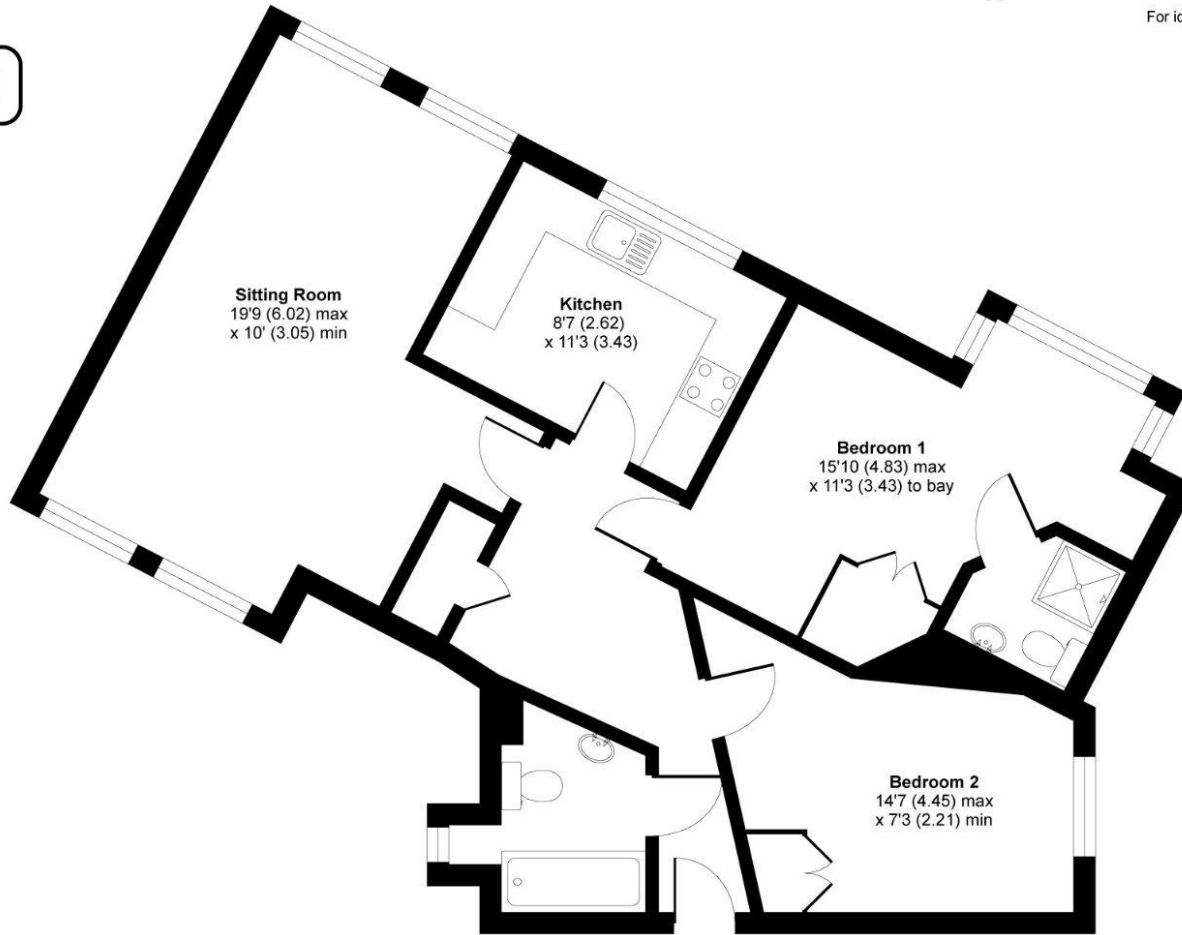


ACCOMMODATION

Located within the exclusive Holt Court development, this first-floor apartment offers a fantastic opportunity for a wide range of buyers, whether you're looking to downsize, invest, or purchase your first home. Accessed via an entrance shared with just one other apartment, this home immediately impresses with its generous space and natural light. The dual-aspect lounge/diner is bright and airy, providing a welcoming space for relaxation and entertaining. The separate kitchen is well-appointed with modern wooden cupboards, dark worktops, and integrated white goods, ensuring both style and practicality. Both bedrooms are spacious doubles. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, offering a luxurious retreat. The second bedroom is equally well-proportioned and is served by the modern family bathroom, making it ideal for sharers or accommodating guests. Externally, the property includes allocated parking for one car, adding convenience to this central location. Positioned in the heart of Romsey, you are just a short stroll from the town's vibrant shops, cafés, and transport links. Offered with no forward chain, this stylish and well-located apartment is ready for its next owner.



Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2020. Produced for Charters Estate Agents Limited. REF: 672498



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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	



Scan the QR code to find out more information about this property.

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

- Stylish two bedroom apartment
- Positioned on the first floor
- Set within the exclusive development of Holt Court
- In the Heart of Romsey
- Allocated parking
- No forward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band C

ASKING PRICE £330,000

TENURE

Leasehold

Unexpired Years: 113

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 2800

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