



Flat 5, Latimer Walk, Romsey, Hampshire, SO51 8LA

Winkworth



SUPERB APARTMENT IN THE HEART OF ROMSEY

This charming first floor apartment, is a short level walk from Romsey town centre. Romsey is an historic market town, providing an excellent range of leisure facilities and a variety of shops for everyday needs. There is also a plethora of independent retailers for that little something different. Local attractions include the historic Abbey, Broadlands House and the famous river Test. Romsey offers a regular street market, which keeps the centre vibrant and busy. The remodelled town centre offers a Piazza, providing lovely outdoor space for sitting back, sipping a coffee and watching the world go by. There is easy access to the M27 and M3 motorways, serving the major centres of Southampton, Winchester and Bournemouth. In addition, there is an excellent local bus service and a train station linking with the mainline services to London at Southampton. The New Forest National Park is within 6 miles of Romsey.

This first-floor apartment has been finished to an extremely high standard and offers well-proportioned accommodation. The apartment is accessed via a communal area on the ground floor with spiral stairs leading up to the first floor. The property features two good sized bedrooms with fitted wardrobes, the principal with en-suite facilities. There is a spacious open plan kitchen/dining/living room along with a further bathroom and storage cupboard. The modern kitchen is very well appointed with integrated appliances finished off with Karndean flooring. The apartment has a 234 year lease.

The current owner rents a nearby parking space, current cost £85.00 per month.

- All Mains Utilities
- No Onward Chain
- Superfast Broadband Available



**Address: Flat 5, Latimer Walk,
Romsey, Hampshire SO51 8LA**

**Council Tax Band: B
EPC: D**

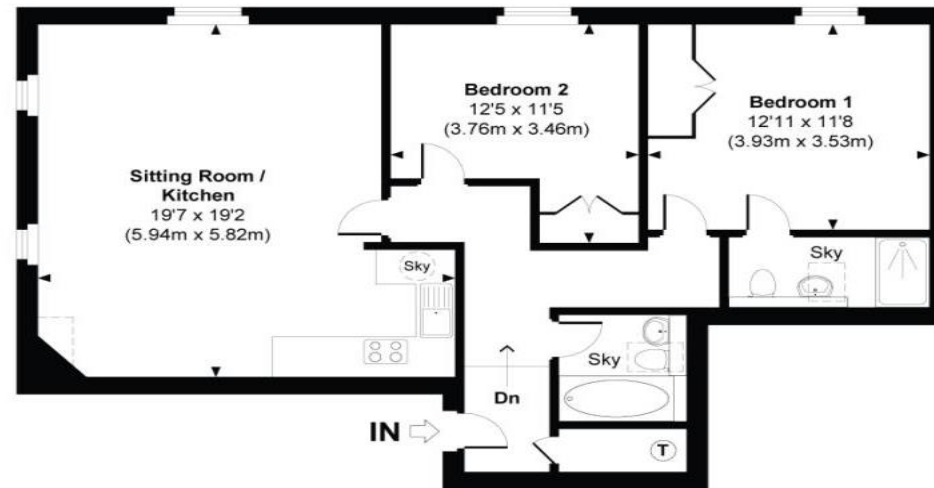
**Tenure: Leasehold
Ground Rent - £25 Per Annum
Service Charge - 2022/2023 -
£1945.23
Lease Length – 242 Years**

Flat 5, Latimer Walk

**Approximate Gross Internal Area
Total = 823 Sq Ft / 76.46 Sq M**
(Includes areas with restricted height less than 1.5m)



FIRST FLOOR



Indicates restricted room height less than 1.5m.

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

winkworth.co.uk/romsey

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