



£ 285,000

HenshawFox

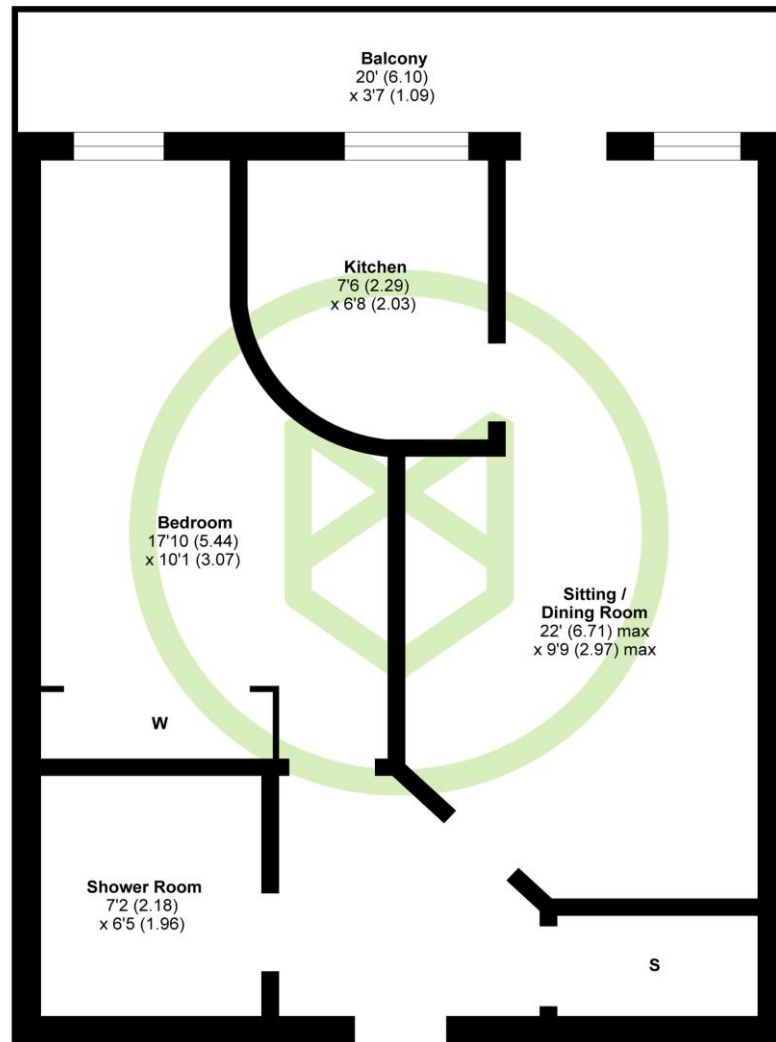


21 Fleur De Lis,
Duttons Road, Romsey, Hampshire, SO51 8LH

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Approximate Area = 531 sq ft / 49 sq m
For identification only - Not to scale



FIRST FLOOR

Summary

A beautifully presented first floor one bedroom apartment in this premium retirement development, situated within Romsey town centre, presenting an enjoyable lifestyle exclusively for those over the age of 55. The high specification accommodation comprises a large double bedroom, shower room, sitting/dining room, kitchen and private balcony. The development also offers a communal sitting room, concierge, guest suite, maintained buildings and landscaped gardens and regular social activities for residents.

Features

- Beautifully arranged first floor apartment
- Situated in Romsey Town Centre
- Premium over 55's retirement complex
- Exceptional communal areas and large guest suite
- Attractive landscaped communal gardens
- A vibrant community with regular social events and activities
- Concierge service
- Double bedroom and luxurious shower room
- Spacious sitting room with private balcony
- No onward chain

EPC Rating:

Energy Efficiency Rating:

Current
Potential

B / 84
B / 84



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020.
Produced for Henshaw Fox Ltd REF: 680326

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Communal Area

The complex can be entered via an electronic video security system, at the gate as well as at the main front door to the building. The quality of this premium residence is immediately apparent upon entering the huge entrance area. From here, there is access to a communal kitchen large sitting room, overlooking the gardens as well as a stunning guest cloakroom. Fleur De Lis boasts a concierge service and residents have the option to partake in regular social events and activities. The stairs and lifts also provide easy access to each floor of the building. Additionally, there is also a separate guest suite available, undeniably matching the exceptional finish of the individual apartments and communal spaces.

Accommodation

The front door opens into a large entrance hallway which provides access to the sitting/dining room, shower room, double bedroom and a large storage cupboard with space and plumbing for the washing machine. Light and space is epitomised in this superb apartment, in particular the sitting and dining area, which is illuminated by a window and door out to a private balcony, overlooking attractive communal grounds. The modern kitchen has been fitted with a range of cupboards and drawers, built in oven with induction hob and extractor canopy over, integrated fridge/freezer and dishwasher. The bedroom is a large double room benefiting from built in wardrobes and a full length window. A luxurious shower room completes the accommodation, fully tiled and fitted with a modern suite comprising WC, wash basin, walk in shower cubicle, heated towel rail and emergency pull cord,

Outside

Beautifully landscaped gardens surround the development, with multiple seating areas available. All areas are easily accessible via paths, with plenty of lawned areas, and further decorated with a beautiful range of established plants and shrubbery.

Parking

Communal parking is available within the grounds of Fleur De Lis upon application.

Location

Fleur de lis is situated within the town centre with the extensive amenities this market town has to offer. A few moments walk from Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Additional Information

- **Sellers Position:** No forward chain
- **Age:** 2016
- **Tenure:** Leasehold
- **Ground Rent:** £525 per annum
- **Service Charge:** £2,310 per annum
- **Heating:** Electric
- **Windows:** UPVC double glazed
- **Council Tax:** Tax band B

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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