



6 Charter Court, Winchester Road, Romsey, SO51 8JS

£200,000 *Leasehold*

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## FIRST FLOOR APARTMENT CLOSE TO ROMSEY TOWN CENTRE

This delightful bright modern apartment is located within easy walking distance of Romsey Town Centre, which provides excellent amenities for everyday needs. Facilities include a range of individual shops, schools, leisure centre, doctors and dentist surgeries with public transport by way of bus and rail services. The M27 can be accessed at Junction 3 with the major centres of Salisbury, Southampton, Winchester and Portsmouth all easily accessible.

The well-appointed accommodation on offer features a welcoming hall with a convenient storage cupboard, leading into a spacious double bedroom with built-in wardrobes. The modern bathroom offers a shower over the bath. The open-plan kitchen and living area are fully equipped and provide a bright, airy space, with doors opening onto a private balcony. Situated on the first floor, the property benefits from a lift and offers pleasant views over the communal gardens. Outside, you will find an allocated parking space and a secure bike shed.

- Mains gas, electric & water
- No onward chain
- Superfast broadband available
- \*\*107 years remain on lease
- \*\*Ground rent £62.50 twice yearly
- \*\*Service Charge £723.28 Twice yearly

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







Address: 6 Charter Court,  
Winchester Road, Romsey SO51 8JS

Council Tax Band: TBC

EPC: C

Tenure: Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



For more information, scan the QR  
code above

Winchester Road, Romsey, SO51

Approximate Area = 497 sq ft / 46.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 773791

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**Winkworth**

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