



10 Fleur-De-Lis, Duttons Road, Romsey, Hampshire, SO51 8LH
Asking Price £495,000

Winkworth



TWO BEDROOM APARTMENT IN CENTRAL ROMSEY

This generously sized ground-floor apartment, is located within the sought-after Fleur de Lis development in the heart of central Romsey. Fleur de Lis offers independent retirement living for those aged 60 and over, with a range of communal facilities and activities for those wishing to participate. Conveniently located, you will find a Waitrose and the town library on your doorstep. A further short walk takes you to the centre of Romsey, a charming historic market town offering leisure facilities, shops, and supermarkets to cater to your everyday needs. Romsey boasts a vibrant community atmosphere, complemented by a café culture and a variety of delightful eateries to suit all tastes. 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 beautifully appointed two-bedroom apartment enjoys a wonderful outlook over the well-maintained communal gardens with French doors opening onto a patio area. Positioned on the ground floor, at the rear of the development it has easy access to the rear parking area, arguable one of the finest locations within the development. The apartment offers spacious and well-planned accommodation throughout. Upon entering, you are welcomed into a generous entrance hallway with a useful storage cupboard. The well-proportioned sitting room provides direct access to the patio area. The modern kitchen is stylishly designed with a range of eye-level and base units, and comes equipped with integrated Neff appliances. The principal bedroom features built-in wardrobes along with an en-suite shower room, while the second bedroom, a multi-purpose room, currently set-up as a dining room/study with sliding doors into the lounge is served by a contemporary family bathroom.

- All Mains Utilities
- No Onward Chain
- Superfast Broadband Available
- Spacious shared facilities
- On-site Concierge
- 24-hour emergency call system
- On-site parking available at separate cost
- Fully furnished guest suite
- Gated community for added privacy and security



Address: 10 Fleur-De-Lis, Duttons Road, Romsey, Hampshire SO51 8LH
Council Tax Band: 'C' Test Valley BC
EPC: B

Tenure: Leasehold

***Ground Rent -** £595 Per Annum

***Service Charge -** £4,337.62 – Per Annum

***Lease Length –** 116 Years

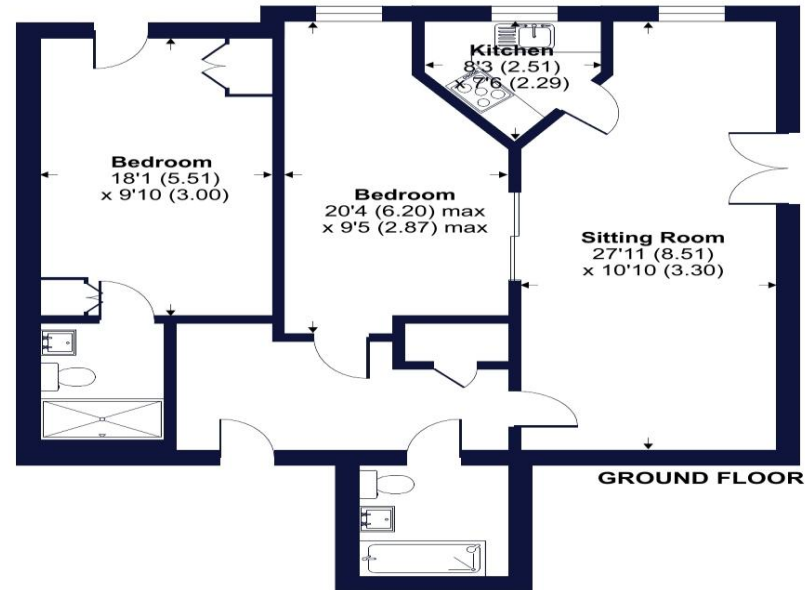
***These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.**

60 Years plus only



Fleur De Lis, Duttons Road, Romsey, SO51

Approximate Area = 904 sq ft / 84 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Winkworth. REF: 1336152

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