

Connells

Dukes Mill Broadwater Road
Romsey

Dukes Mill Broadwater Road
Romsey SO51 8PJ

for sale
£160,000







Property Description

Situated within the popular Dukes Mill development, this well-presented one-bedroom first floor apartment benefits from a loft space and a private external landing area, ideal for use as a balcony-style seating space, complete with a storage shed.

Accessed via a private entrance, the property opens into a spacious hallway providing access to all principal rooms. The generous double bedroom enjoys a front aspect window, fitted carpet and space for a large wardrobe. Opposite is the bathroom, fitted with a bath, wash hand basin and WC, along with an airing cupboard.

The bright living room overlooks the river and offers space for both relaxing and entertaining, featuring a fold-away dining table and electric fireplace. A separate kitchen is fitted with a range of wall and base units, work surfaces, sink and drainer, integrated electric oven and hob, and space for a washing machine.

Further benefits include additional hallway storage, electric heating throughout and a convenient location close to Romsey town centre, local amenities and transport links.

Entrance Hallway

Spacious entrance hallway providing access to all rooms, with fitted carpet and useful storage cupboard.

Bedroom

Generous double bedroom with front aspect window, fitted carpet and space for a large wardrobe.

Bathroom

Well-appointed bathroom comprising bath, wash hand basin and WC, with airing cupboard and front aspect window.

Living Room

Bright and spacious living room overlooking the river, featuring an electric fireplace and fold-away dining table.

Kitchen

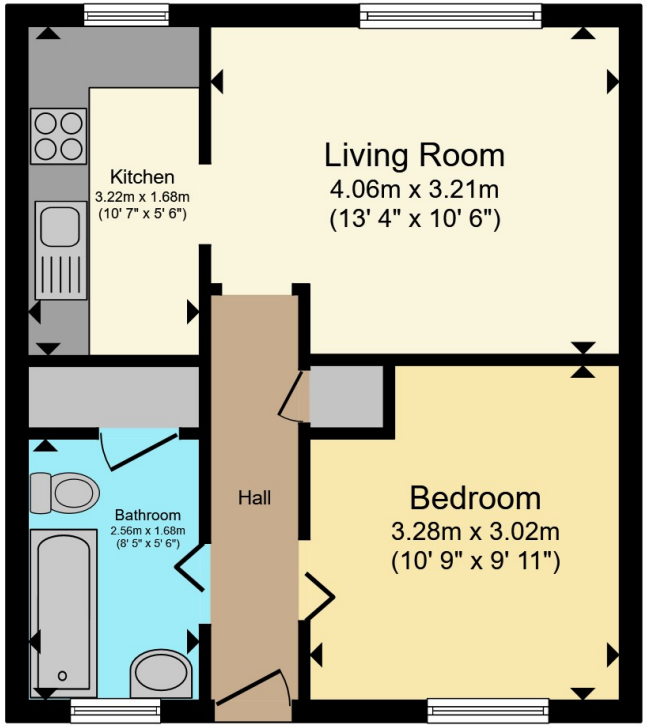
Fitted kitchen with a range of wall and base units, integrated oven and hob, and space for a washing machine.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"











Total floor area 38.1 m² (410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: D

Council Tax Band: A

Service Charge: 1765.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307232

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Feb 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.