

Connells

Battenberg Close
Romsey

Battenberg Close
Romsey SO51 7AG

for sale shared ownership

£215,000







Property Description

Available as either a 50% Shared Ownership purchase or on a full ownership freehold basis. Built in 2021, this beautifully presented three double bedroom semi-detached home offers modern, spacious accommodation throughout and benefits from the remainder of a 10-year new homes warranty, with approximately five years remaining. Situated within a popular development with attractive green open spaces, the property is ideal for first-time buyers, families, or those looking to purchase through Shared Ownership or outright freehold.

Upon entering, a welcoming entrance hall with fitted carpet provides access to a useful built-in storage cupboard and the principal ground floor accommodation. There is a convenient cloakroom comprising a WC, wash hand basin, radiator and a double-glazed window to the front aspect.

The spacious lounge/dining room is an excellent entertaining space featuring fitted carpet, a TV point, a useful built-in cupboard currently utilised as a utility area, a double-glazed window to the front aspect and French doors opening directly onto the rear garden.

The contemporary kitchen is fitted with an excellent range of wall, base and drawer units with complementary work surfaces over. Integrated appliances include an oven with a four-ring gas hob and extractor hood above. There is a stainless steel sink with mixer tap, locally tiled splashbacks, a double-glazed window overlooking the front aspect and an Ideal gas boiler, which is serviced annually.

Entrance Hall

A welcoming entrance hall provides access to the ground floor accommodation and features fitted carpet, a useful built-in storage cupboard and staircase rising to the first floor, creating a practical and inviting first impression.

Cloakroom

Conveniently positioned off the entrance hall, the cloakroom is fitted with a WC and hand wash basin, complemented by a radiator and an obscured double-glazed window to the front aspect, providing natural light and ventilation.

Lounge

A spacious and versatile reception room offering ample space for both relaxing and dining. The room benefits from fitted carpet, a TV point, a useful built-in cupboard currently utilised as a utility cupboard, a double-glazed window overlooking the rear garden and double doors opening directly onto the patio, creating an ideal space for entertaining and everyday family living.

Kitchen

The well-appointed kitchen is fitted with a comprehensive range of wall, base and drawer units with work surfaces over. Integrated appliances include an electric oven, four-ring gas hob with extractor hood above, while a stainless steel sink with drainer and mixer tap sits beneath the double-

glazed front aspect window. Additional features include locally tiled splashbacks and an Ideal combination boiler, which is serviced regularly.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom and benefits from fitted carpet together with loft access.

Bedroom One

A generous principal bedroom featuring fitted carpet and a double-glazed window overlooking the rear garden.

Bedroom Two

A comfortable double bedroom with fitted carpet and a double-glazed window to the front aspect.

Bedroom Three

An ideal guest room, nursery or home office, complete with fitted carpet and a double-glazed window overlooking the rear garden.

Bathroom

The family bathroom is fitted with a panel enclosed bath, WC and hand wash basin. Finished with tiled walls and vinyl flooring, the room also benefits from an obscured double-glazed window to the front aspect.

Front Garden And Parking

To the front of the property is a pathway leading to the entrance door. The property further benefits from two allocated parking spaces, together with additional visitor parking available on a first-come, first-served basis.

Rear Garden

The enclosed rear garden has been designed for ease of maintenance with AstroTurf and a patio seating area, making it ideal for outdoor dining and entertaining. Surrounded by timber fencing and enjoying a good degree of privacy, the garden is not overlooked.

Location

Situated within a popular modern development in Romsey, Battenberg Close offers a convenient setting for a wide range of amenities. Romsey's bustling town centre provides an excellent selection of independent shops, cafés, restaurants and supermarkets, along with leisure facilities and highly regarded schools. The property also benefits from excellent transport connections, with Romsey railway station offering links to Southampton, Salisbury and beyond, while nearby road networks including the M27 and M3 provide easy access to the South Coast, Winchester and London.

Agents Notes

"Available to purchase as a 50% shared ownership property or at 100% market value.

"The shared ownership option currently carries a monthly rent of £530.52 and a monthly service charge of £56.38.

"The shared ownership lease can be staircased, allowing purchasers to increase their ownership percentage in the future







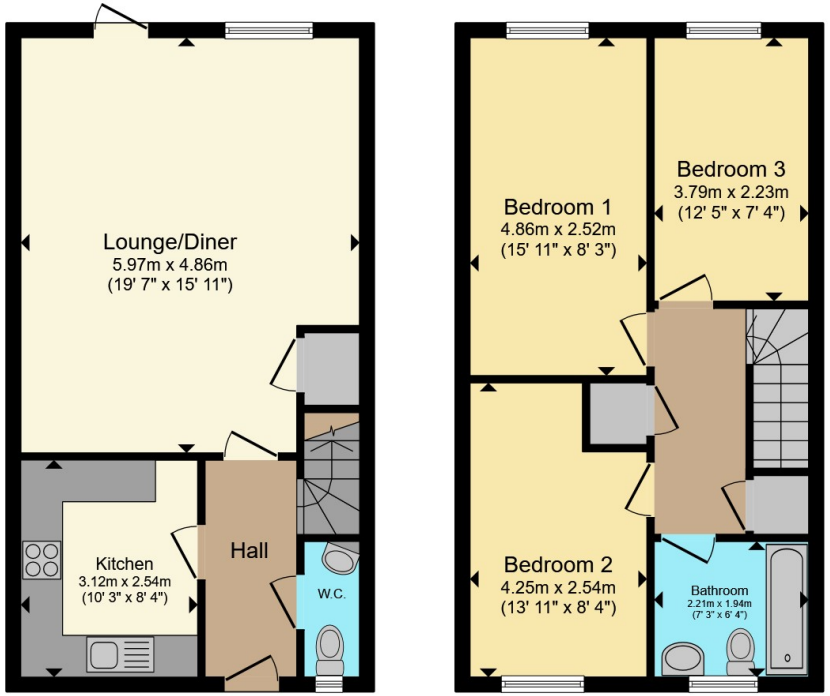









TARMAK
KEEP PLAYING



Ground Floor **First Floor**

Total floor area 89.3 m² (961 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

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13a The Hundred
ROMSEY SO51 8GD

EPC Rating: B

Council Tax Band: D

Service Charge: 672.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307153

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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