



26 Fleur de Lis

Duttons Road | Romsey | Hampshire | SO51 8LH

WOOLLEY
& **WALLIS**

Guide Price £225,000

A luxury one bedroom, first floor retirement apartment located in central Romsey.



The Property at a Glance

- | Luxury First Floor Apartment
- | Bedroom & Bathroom
- | Living/Dining Room & Kitchen
- | Outside Balcony
- | Concierge
- | Fully Maintained Landscaped Gardens
- | No Forward Chain

Property

Fleur De Lis is a beautiful development set within landscaped gardens within a short walk of Romsey Town Centre. Built in 2016 this luxury block of apartments offers a wonderful retirement community with coffee mornings, a concierge, secure entry and guest suite.

Accommodation to this attractive first floor flat offers an entrance hall leading to a modern fitted bathroom, double bedroom with fitted wardrobes and a living room. The kitchen is accessed from the living/dining room and offers integrated Neff appliances and granite worktops. The flat oozes luxury and has a fitted telecom and panic alarm fitted throughout.

Situation

Romsey, a delightful old market town has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at junction 3, about 3 ½ miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed.





Directions

From the offices of Woolley & Wallis by foot proceed into The Market Place and then turn right onto The Hundred. Turn left into Latimer Street and continue along Station Road. Turn left into Duttons Road and Fleur De Lis will be found on the right hand side.

Services

Main electricity, water and drainage.

Council Tax

Test Valley Borough Council - Band B

Charges

Service Charge - £2,725.15 per year payable in 2 equal payments of £1,362.57 on the 1st January and 1st July.

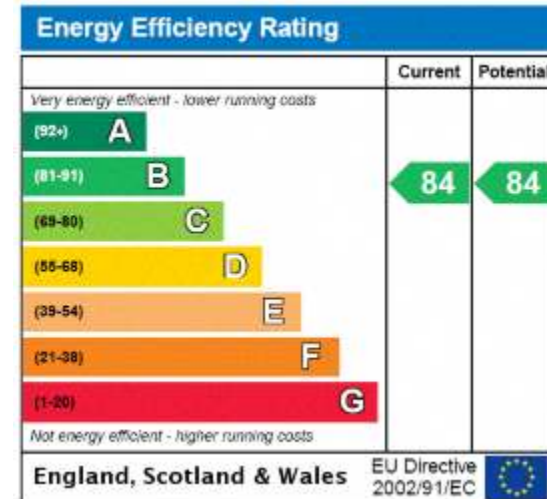
Ground Rent - £525.00 per annum.

Age Restrictions

Please note that you must be 55 years or older under occupancy rules.

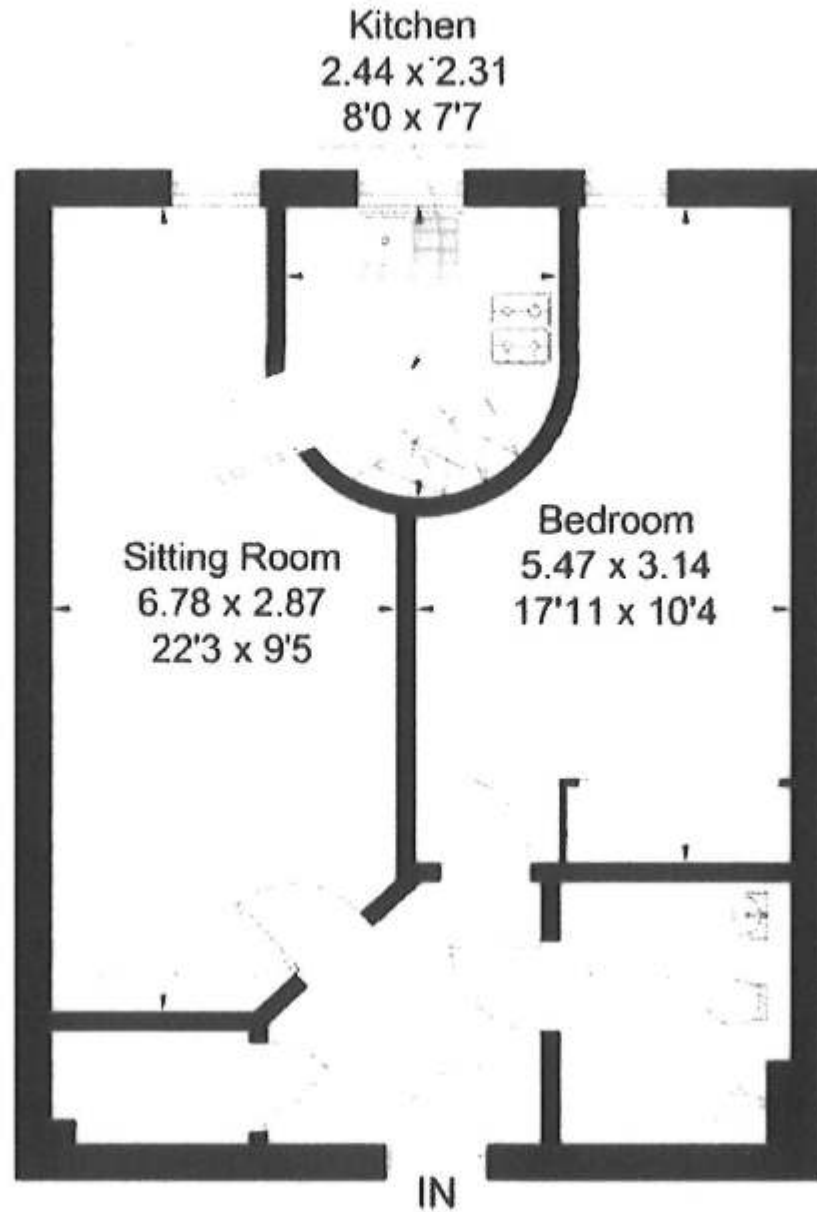
Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



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Approximate Area = 48.7 sq m / 524 sq ft



AGENT'S NOTES

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