



37 Homestead House Middlebridge Street |

£189,950

Romsey, Hampshire, SO51 8QL

 Henshaw Fox

37 Homemead House Middlebridge Street  
Romsey, Hampshire, SO51 8QL

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## Summary

An immaculate ground floor garden apartment, located within a short flat walk of Romsey Town centre, in a highly sought after over 55's retirement development. The accommodation comprises two bedrooms with built in wardrobes, open plan sitting/dining area with private access door, well equipped kitchen and shower room. Outside, you have access to well treated communal gardens. The development also benefits from residents communal parking, on site estate support officer within office hours, residents lounge with kitchen and residents' laundry room.

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## Features

- Ground floor apartment
- Two bedrooms, each with built in storage
- No onward chain
- Retirement development for 55 years + located in Romsey Town centre
- Open plan sitting/dining area
- Modern Kitchen and shower room

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## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 37 Homemead House, Middlebridge Street, Romsey, Hampshire, SO51 8QL

## Entrance

A secure entry system opens into the main foyer for Homemead House. The apartment is situated on the ground floor which has front door access on the same level, and also benefits a private entrance from front of the building. All the communal areas are located on the entrance level including residents lounge with kitchen, residents laundry room and house managers office.

## Accommodation

Upon entry, the entrance hall provides access to both bedrooms, shower room, sitting room and useful storage cupboard. Both bedrooms are doubles and benefit from fitted wardrobes. The shower room comprises a shower cubicle, WC, wash basin and heated towel rail. The open plan sitting/dining area provides access to the kitchen, enjoys dual aspect windows and benefits from a private external access door. The well equipped kitchen features a selection of wall and base storage units, washing machine, oven with hob and extractor above, dishwasher, washing machine and space for fridge/freezer.

## Outside

The property benefits from access to well treated communal gardens.

## Parking

Communal parking available

## Tenure

Leasehold

## Heating

Electric heating

## Lease Length

139 years from 1 September 1980

## Service Charge

£3,774.68 per annum (includes water)

## Ground Rent

currently £2,232.22 per annum.

## Council Tax

Test Valley - Band A

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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