



# Lifestory Agency services

1 Fleur de Lis,  
Dutton Road,  
Romsey.  
SO51 8LH

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**£400,000**  
**Leasehold**

# Property Details

## Apartment 1, Fleur de Lis, Romsey

Fleur de Lis Romsey, has been designed and built for those over 60 looking for an independent lifestyle, with a thriving community where long lasting friendships are made. Comprising of 52 beautifully appointed one and two bedroom apartments. Each is complemented by fantastic shared facilities such as an owners lounge, charming landscaped gardens and a guest suite for visiting family and friends.

The best of Romsey is a short, level walk away with the thriving high street boasting a fantastic selection of shops, cafes and restaurants and all your day to day needs.

This luxury, versatile, two bedroom apartment is easily accessible on the ground floor. Apartment 1 has well planned accommodation; including a generous size lounge/diner with two sets of sliding patio doors leading to separate patio areas. The accommodation is adaptable, with pocket doors from the lounge/diner leading to what could be a second bedroom or separate dining area. The thoughtfully designed kitchen offers integrated appliances including, dishwasher & fridge freezer all set under a silestone worktop. Off the halfway you will find a useful utility cupboard that houses a washer/dryer. The luxury extends to the ensuite and main shower room with porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails. The main bedroom is a generous size and is complemented with fitted wardrobes.

Outside the development enjoys beautifully maintained landscaped gardens for the owners to enjoy and relax during those beautiful summer evenings.

## Independent Later Living in Romsey

A well presented, versatile home, with flexible accommodation

24 Hour care line for your peace of mind

Spacious shared facilities include an elegantly furnished owners' lounge and landscaped gardens with outdoor furniture

On-site Lifehost who pours all their energy into the community

Renaissance home owners enjoy no exit fees

Pets are welcome ( subject to approval )

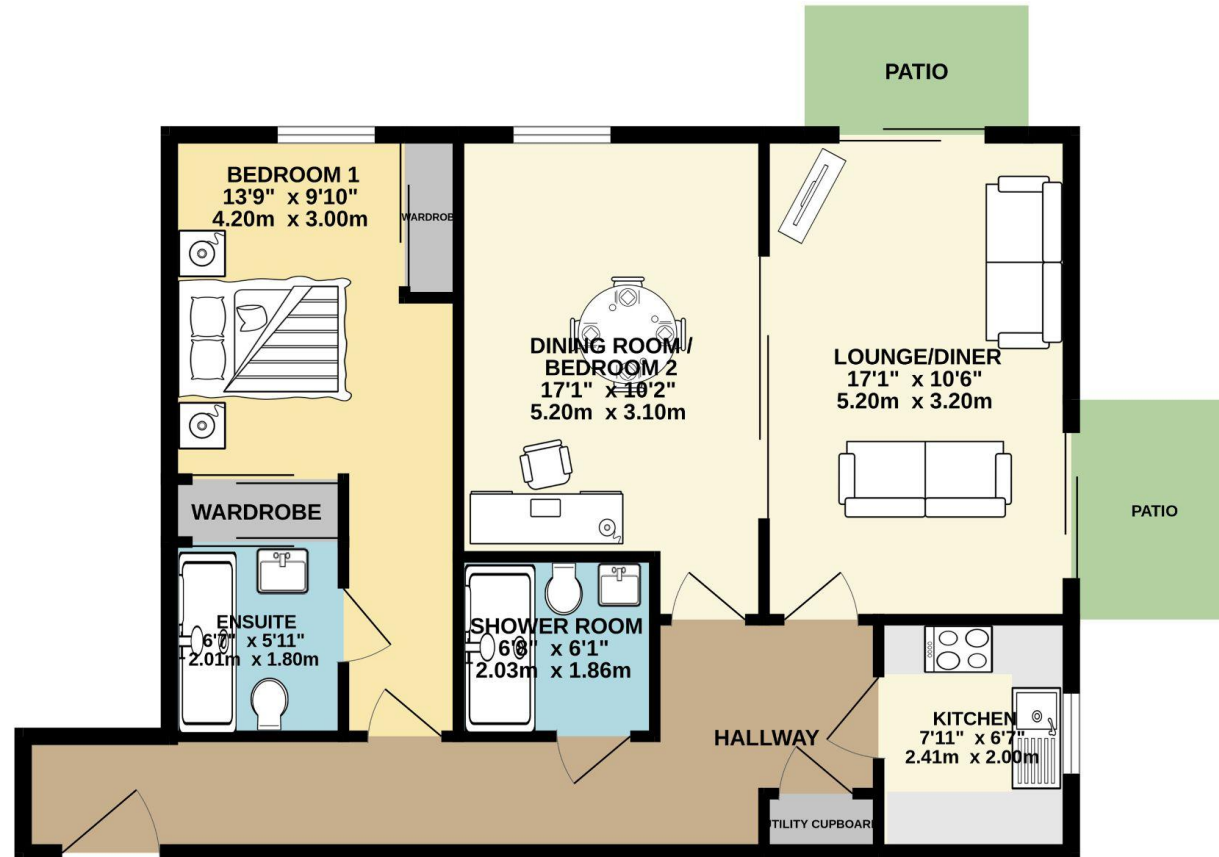
Fully furnished Guest Suite available for friends and family to stay overnight

No forward chain

Lift Access to all floors

Parking available ( £250 pa )

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property images





# Development Images







# Book your viewing

01962 418070

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Lease term 125 years from the 1st February 2016 - 116 years remaining  
Service charge £3918  
Ground rent £595  
Ground rent review date :  
First Rent Review date 1st February 2046 and thereafter every fifth anniversary of this date during the term  
Council tax banding :- C  
EPC - B

information provided in this document has been published in good faith. However, whilst we endeavour to make such information accurate and reliable, it is only a general guide to the property and cannot be guaranteed and no responsibility or liability is accepted for any error, omission, misrepresentation or misstatement. In particular, whilst every attempt has been made to ensure the accuracy of the floor plan and apartment specification, measurements of doors, windows, rooms and any other items are approximate and are intended as a guide only and should be used as such by any prospective buyer. Any furniture and other fittings illustrated on any plans or images are for scaling purposes only and, unless otherwise specifically provided are not included in any offer or contract. Any sale is subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		