RADCLIFFE ROW

ROMSEY

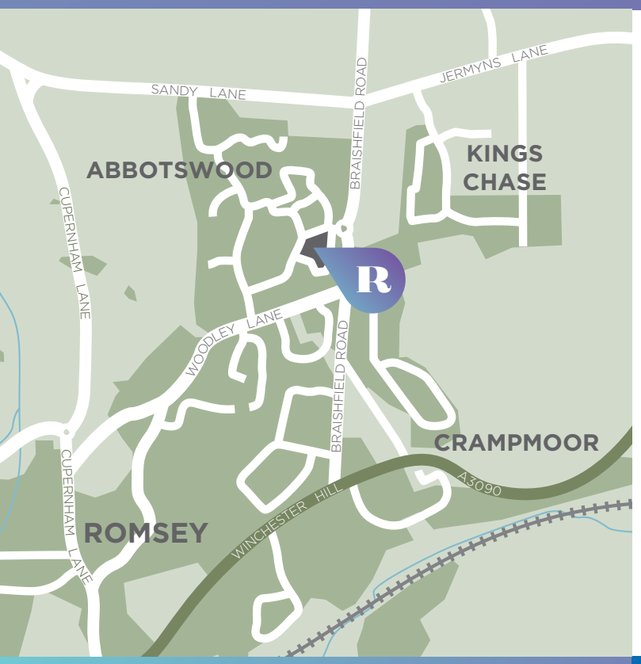
5 two bedroom apartments, a first floor office and 6 ground floor retail units set in the heart of the ever popular Abbotswood development in Romsey

PERBURY GROUP

DEVELOPMENT • LAND • INVESTMENT

RADCLIFFE ROW
ROMSEY

RETAIL MEETS RESIDENTIAL - THE LATEST DEVELOPMENT IN THE ABBOTSWOOD CENTRE



Radcliffe Row is a new and modern mixed-use development combining retail, residential and office space in Abbotswood, around 2 miles from the market town of Romsey, Hampshire.

Perbury (Developments) Ltd is one of a consortium of house builders that have been responsible for delivering Abbotswood, the 52 hectare estate with 800 new homes, community buildings and facilities on the outskirts of Romsey.

Abbotswood already benefits from a convenience store, day nursery, community hall, children's playground and dedicated parking areas – and this latest addition from Perbury adds a welcome new dimension for local entrepreneurs. With its combination of commercial units, 2 bedroom maisonettes and a substantial first floor office space, Radcliffe Row presents an opportunity for small, aspirational business people to both set up shop and put down roots in the heart of the Abbotswood community is nearby.

Nearby Romsey is one of the main towns in the Test Valley Borough with a population of almost 15,000 and a relatively affluent demographic. The Kings Chase development, to the east of Abbotswood, has added a further 275 mainly family-size homes to the area and, to the south, houses command a premium in the sought after village of Crampmoor. All of this makes Abbotswood a promising location for start ups and established small businesses.



ENJOY ALL THE AREA HAS TO OFFER

Romsey has plenty for you to do and see, with historic and cultural attractions, winding streets lined with restaurants, cafés and independent boutiques, larger supermarkets (including Waitrose) and the famous Sir Harold Hillier Gardens & Arboretum.

The nearest city, Southampton, boasts some of the best shopping and leisure facilities on the south coast – including the sprawling Westquay, three cinemas and the hugely popular Mayflower Theatre – and the pleasures of the Isle of Wight are just a ferry ride away. If you like the outdoor life the South Downs National Park and New Forest National Park are on your doorstep while the many coastal villages and towns provide opportunities for sailing and water sports.









RADCLIFFE ROW

The new Radcliffe Row development is an attractive multi-purpose block comprising six ground floor retail/commercial units, five 2-bedroom maisonettes and one first floor office space.

The block is well situated in a corner of Abbotswood that attracts a lot of footfall, with the Co-operative food store, Yellow Dot nursery and Abbotswood Community Centre all very nearby.

The Co-op is open from 7am to 11pm seven days a week and the Community Centre hosts organised classes and activities from Monday to Saturday.

The retail units offer approximately 800 sq ft (73.5 sq m) of usable commercial space with an additional refuse/cycle store and separate cloakroom to the rear.

The office space is a similar size with an internal cloakroom and fitted kitchenette (see separate specification sheets).

All retail units are provided with one dedicated parking space while the office and maisonettes have two each. Additional parking (for patrons of Radcliffe Row shops and services) are available nearby.

Upstairs the five 2 bedroom maisonettes have been finished and equipped to a very high standard (see separate specification sheets).

Minstead Place is another new development from Perbury (Developments) Ltd comprising of four residential units being sold separately. Enquire for further details.

RADCLIFFE ROW

ROMSEY

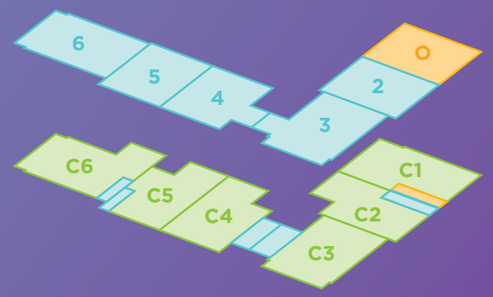
AN OPPORTUNITY TO LIVE AND WORK IN AN ATTRACTIVE LOCATION WITH PLENTY OF COMMUNITY LIFE

Radcliffe Row presents an attractive proposition for anyone looking for both work and accommodation.

The office space and five residential units sit directly above the same-numbered commercial space.

Business owners could choose to buy the maisonette directly above their new premises and either live there themselves or let the property out for some welcome additional income.

- RESIDENTIAL PLOTS 2-6
- OFFICE
- RETAIL C1-C6



FIRST FLOOR

GROUND FLOOR

Image above has been digitally created, with landscaping showing how the site may look when mature.

SPECIFICATION

Perbury (Developments) Ltd is known for the superior standard of its build quality and decorative finish, and these standards are evident throughout Radcliffe Row.

Simply put, we like everything we do to make a lasting first impression. So look out for kitchens fitted with Neff ovens and hobs, LED lighting and steel and chrome touches. Bathrooms with energy efficient thermostatically controlled showers and towel rails. Luxury Karndean flooring in the kitchen/dining areas. Built in wardrobes, and power points wherever you need them.

The commercial units and office space have been left as well-decorated shells, ready for the new owners to fit them out as they wish.











RESIDENTIAL MAISONETTES (PLOTS 2-6)

KITCHEN

- Superb fully fitted contemporary Symphony® Kitchens with 40 mm Prima or Symphony laminate worktop, matching upstands and a glass splash back behind the hob
- Neff single oven, Neff 4 burner stainless steel gas hob and Neff stainless steel extractor hood
  - Caple fridge/freezer
  - Caple dishwasher
  - Caple washer/dryer
- LED under cupboard lighting to kitchen worktops
- Stainless steel Blanco sink and contemporary chrome tap

ELECTRICAL & HEATING

- Gas fired central heating
- Generous power point provision throughout
- Pre-wired to receive digital television reception. Outlets are pre-wired Sky+ in the living room and there are TV points in all bedrooms
- Fitted mains powered smoke detectors

BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary Ideal Standard sanitaryware in white
- Thermostatic shower valves
- Thermostatically controlled polished chrome towel rail to bathrooms and en-suites
- Contemporary Porcelanosa ceramic floor tiles to bathrooms, en-suites and cloakrooms with complementary wall tiling to selected areas
- LED downlighters to bathrooms and en-suites
- Shaver outlet to en-suites and bathrooms

INTERNAL FINISHES

- Internal walls and ceilings painted in Dulux White Mist
- Skirting and architrave painted in Dulux Satinwood in white
- Four panel painted doors with polished chrome handles
- Built in Hammonds wardrobes with chrome hanging rail in each master bedroom
- Karndean design flooring in kitchen/dining areas
- All other living areas and bedrooms to be fully carpeted

GARDENS & OUTSIDE AREAS

- Juliette balconies to maisonettes 2, 4 and 5
- Full balcony/terrace to maisonettes 3 and 6
- Two allocated parking spaces for each maisonette.
- All benefit from a 10-year warranty with Premier Guarantee

All maisonettes come with 999-year lease with an annual ground rent of £100 set in perpetuity with no multipliers.

Reasonable estate and service charges apply.
Enquire for details.

COMMERCIAL UNITS (C1-C6)

- Finished to decorated shell in readiness for occupiers fit out and floor finishes
- Cloakroom complete with fitted WC and basin installed
- 3 phase electric supply
- Commercial rated gas supply (capped off)
- 1 allocated parking space provided for each commercial unit

OFFICE UNIT (O)

- Office space finished to decorated shell in readiness for occupier fit out and floor finishes
- Kitchenette facility which includes worktop, base units, a sink, tap and space and provision for a dishwasher and fridge
- Fully fitted shower room with Ideal Standard sanitaryware which includes WC, basin and shower enclosure. Porcelanosa ceramic tiling to floor and walls
- Door entry system
- 2 allocated parking spaces

Brochure illustrations are digitally created, with landscaping showing how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every care has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or agreement and Perbury Developments Ltd reserve the right to change the specification of the houses at any time during the construction without notice nor recourse. Perbury Developments Ltd have a policy of continuous improvement and certain details may have changed since the printing of this brochure.

Photos above and opposite show previous Perbury Group Developments.

ABOUT THE PERBURY GROUP

Perbury has been building houses for over sixty five years, and our experience shows. Whether we're designing an individual property, village housing, executive homes or a residential development, we pride ourselves on using top quality materials (that reflect the location and environment) and delivering a superior standard of build quality and decorative finish to meet our clients' demands for comfort, practicality and aesthetic appeal.

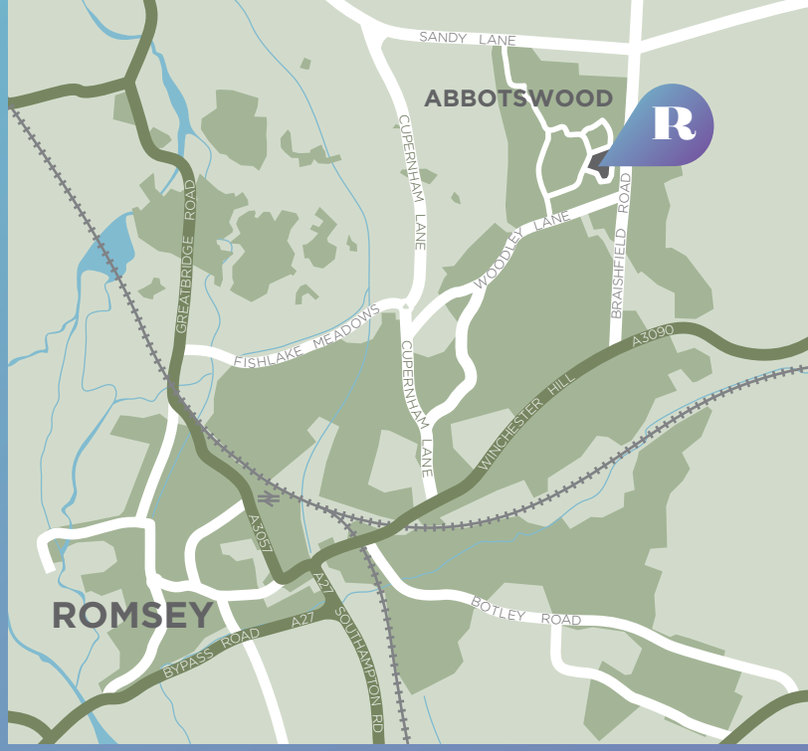
We achieve our high standards by carefully managing all of our projects ourselves from start to finish – from the initial land purchase through the design, planning and construction phases to the completion of each sale.

We have an enviable reputation for the quality, value and attention to detail that is evident right across our portfolio and for the customer service that we offer all home buyers.

PERBURY GROUP
DEVELOPMENT • LAND • INVESTMENT

1953 2018 65 YEARS





Abbotswood Common Road, Romsey SO51 0DT

OSMOND BROOKES

023 8000 2020

Jeremy Braybrooke
jeremy.braybrooke@osmondbrookes.co.uk
www.osmondbrookes.co.uk

Primmer Olds B·A·S

023 8022 2292

Duane Walker
dwalker@primmeroldsbas.co.uk
www.primmeroldsbas.co.uk
Hannah Bennett
hbennett@primmeroldsbas.co.uk

premier guarantee

Help to Buy
Backed by HM Government

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

PERBURY GROUP
DEVELOPMENT • LAND • INVESTMENT