



Abbey Lodge Bridge Road | £225,000  
Romsey, Hampshire, SO51 8LJ

 Henshaw Fox





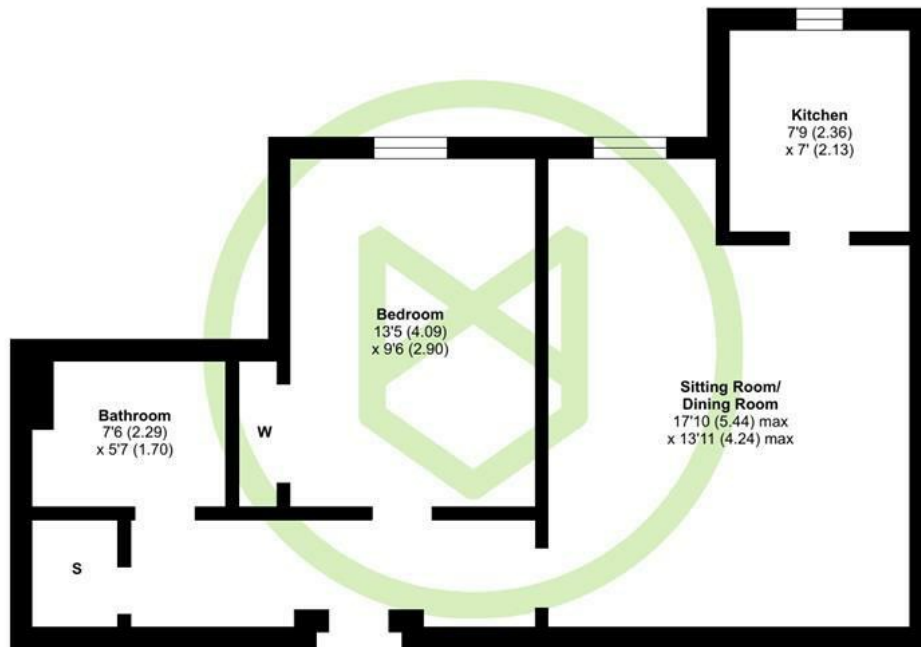
Abbey Lodge Bridge Road  
Romsey, Hampshire, SO51 8LJ

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Approximate Area = 568 sq ft / 52.7 sq m

For identification only - Not to scale



FIRST FLOOR

## Summary

Offered for sale with the bonus of no onward chain is this spacious first floor retirement apartment. Situated within Abbey Lodge in the town centre of Romsey, and benefitting from modern fittings throughout. In brief, the apartment comprises a shower room, double bedroom with fitted wardrobe and a generous open plan sitting/dining room along with a modern kitchen. A lodge manager is onsite weekdays, and communal facilities include immaculately kept gardens, resident's lounge, resident's laundry room and a well being suite.

## Summary

- Churchill age exclusive retirement development
- Ideally situated on a short flat walk into Romsey Town Centre
- Light and airy first floor apartment
- Modern kitchen with fitted appliances
- Beautifully kept communal grounds
- Offered with no onward chain

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Henshaw Fox Ltd REF: 813886

# Abbey Lodge Bridge Road

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## Entrance

### Accommodation

The front door opens into a spacious entrance hallway which provides access to the sitting/dining room, shower room, double bedroom and a large storage cupboard. The sitting room is a large space with a pleasant double aspect, space for dining table and chairs and door opens into the kitchen. The modern kitchen has been fitted with a range of cupboards and drawers, built in electric oven with hob and extractor canopy over, a built-in fridge and built in freezer. The bedroom is a substantial double room benefiting from a useful fitted wardrobe providing ample storage, while the bedroom also overlooks the pleasant communal gardens. The shower room is fully tiled and fitted with a modern suite comprising WC, wash hand basin, enclosed shower cubicle and a chrome heated towel rail.

### Outside

Abbey Lodge has beautifully maintained communal grounds to the rear of the accommodation. Including a large area laid to lawn, large patio seating area & shrubs bordering the gardens.

### Location

The quiet and sought-after development of Abbey Lodge, Bridge Road, is situated in the centre of Romsey within a short level walk of the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

### Sellers Position

Offered with no forward chain

### Tenure

Leasehold

### Length of Lease

125 Years from 2014

### Ground Rent

£331.15 per half year

### Service Charge

£1349.09 per half year

### Council Tax

Test Valley Borough Council - Band B

### 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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