



12 Quoyne Court Duttons Road | £450,000
Romsey, Hampshire, SO51 8AP





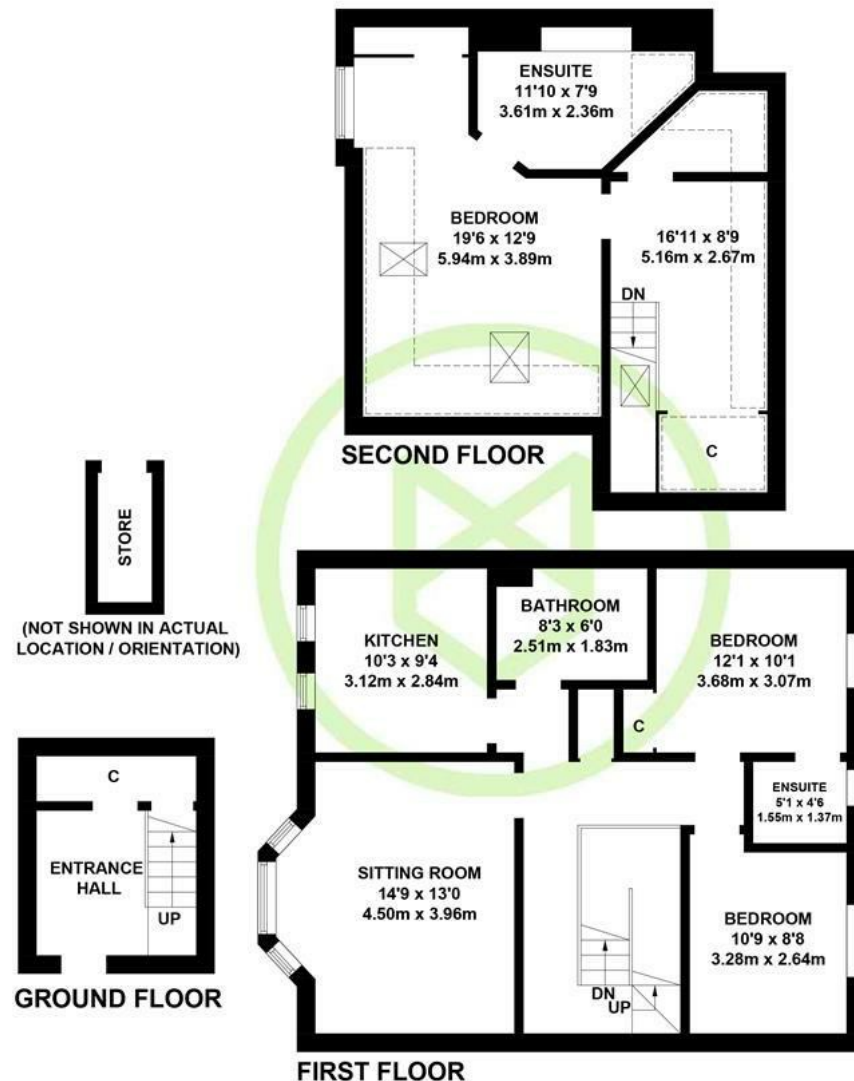
12 Quoyne Court Duttons Road
Romsey, Hampshire, SO51 8AP

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Summary

A unique split level maisonette, situated in an excellent location, within a very short level walk to the Town centre. Set over three floors in a townhouse style, this individual home features three double bedrooms, two en-suites, sitting room, separate kitchen/breakfast room, ample study space and family bathroom. Outside, the home benefits from an allocated parking space, communal garden and useful outdoor store.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 94 SQ FT / 8.7 SQ M
FIRST FLOOR = 744 SQ FT / 69.1 SQ M
SECOND FLOOR = 490 SQ FT / 45.5 SQ M
STORE = 20 SQ FT / 1.9 SQ M
TOTAL = 1348 SQ FT / 125.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1083088)

Features

- A rarely available split level maisonette
- Three double bedrooms
- Two en-suites and family bathroom
- Situated in the heart of Romsey Town centre
- Allocated parking for one vehicle
- Communal garden and useful outdoor store
- Offered with no onward chain
- Perfect for professionals or downsizers

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor

Accessed via a private entry door, the entrance hall has a useful storage cupboard and stairs leading to the first floor landing.

First Floor

Complemented by underfloor heating throughout the first floor, the inviting landing provides access for the sitting room, kitchen/breakfast room, bathroom, two bedrooms, stairway leading to second floor and useful airing/storage cupboard. The sitting room has a large bay providing an abundance of light within the home and electric fire acting as a real focal point to the room. The kitchen/breakfast room has a selection of wall and base storage units and built in appliances including oven with hob and extractor above, fridge/freezer, washing machine and dishwasher. Bedroom two is a spacious double with built in cupboard and en-suite comprising shower cubicle, wash basin and WC. Bedroom three is also a double room or perfect office/study/dining space. The family bathroom features stylish floor to ceiling tiles, shower over bath, WC, wash basin and heated towel rail.

Second Floor

The large second floor landing provides access to the main bedroom and is currently set up as a study with useful walk in cupboard and additional eaves storage. The principal room is a generous double which features eaves storage, built in storage cupboard and en-suite which comprises shower cubicle, WC, wash basin and heated towel rail.

Outside

Communal gardens accessed at the rear of the building and useful lockable outdoor store, perfect for bikes

Parking

Allocated parking for one vehicle and on street permit parking available

Location

Duttons Road is in the heart of Romsey, located within a short level walk of the town centre along with all the extensive amenities this market town has to offer including Waitrose, Waterstones, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property. The home provides easy access to the New Forest National Park, Winchester, Southampton, Salisbury and the coast.

Tenure

Leasehold (Possibility of Share of Freehold, speak to agent)

Length of Lease

150 years from 2007

Ground Rent

£250 per annum

Service Charge

£1,420 per half year

Council Tax

Test Valley - Band C

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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