



19 Mottisfont Lodge Alma Road | £150,000
Romsey, Hampshire, SO51 8AG

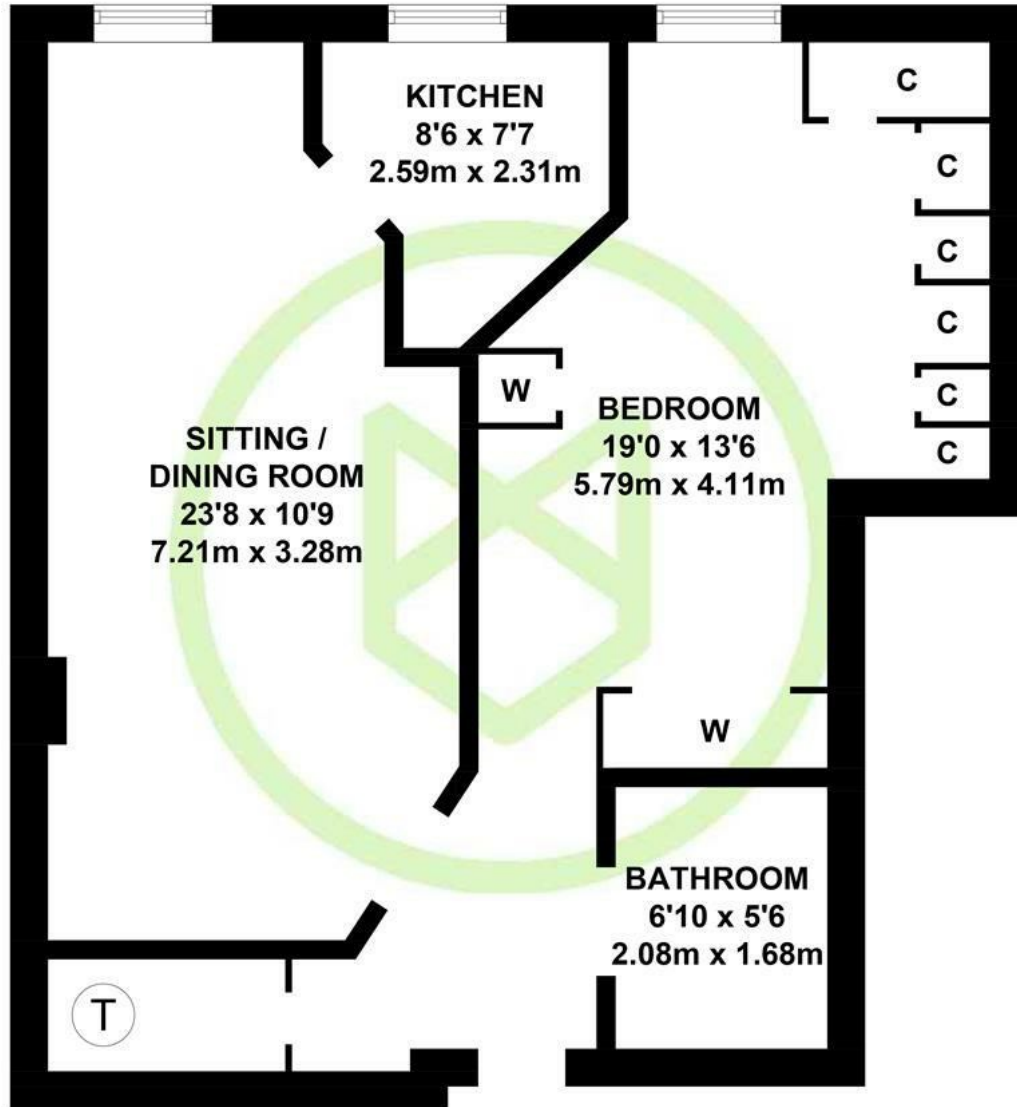




19 Mottisfont Lodge Alma Road
Romsey, Hampshire, SO51 8AG

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FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
598 SQ FT / 55.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1107304)

Summary

Offered with no onward chain, this first floor retirement apartment is situated within Mottisfont Lodge, constructed by Churchill Retirement Living and positioned close to Romsey Town centre. The apartment features one generous bedroom, open plan sitting/dining area, kitchen, shower room and large storage cupboard.

Summary

- One bedroom first floor apartment
- Ideally situated on a short flat walk into Romsey Town Centre
- Enjoying a south facing aspect
- Offered with no onward chain
- Communal Lounge, Laundry Room and Guest Suite

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Entrance

A secure entry system provides access for the communal foyer. The apartment is located on the first floor which can be accessed via lift or stairs.

Accommodation

The entrance hall has a security door phone and allows access to all rooms within the apartment and useful storage cupboard with water tank. The open plan sitting/dining area has ample space for seating furniture, space for dining table with chairs and focuses onto an electric fire which acts as a real focal point to the room. The kitchen has a selection of wall and base storage units, space for fridge/freezer and built in appliances which include electric hob with extractor above and electric oven. The bedroom is a generous double with a large built in wardrobe and further storage units. The bathroom comprises a walk in shower cubicles, WC and wash basin.

Communal Facilities

The communal facilities include a 24 hour careline system for safety and security, owners lounge, lodge manager available 5 days a week, laundry room, guest suite and communal garden

Outside

There is a communal garden which is mainly laid to lawn with selection of mature shrubs.

Location

Mottisfont Lodge is situated within a short flat walk of the shops, restaurants and cafes of Romsey Town Centre, all main transport rail and road routes are close at hand and there is a GP practice across the road and also gives easy access into Salisbury, Winchester and Southampton.

Heating

Electric

Sellers Position

No onward chain

Tenure

Leasehold

Length of Lease

103 years remaining

Ground Rent

£785.48 per annum

Maintenance Charge

£3,114 per annum

Council Tax

Test Valley - 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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