



3 Rivermead House | £495,000  
The Meads, Romsey, Hampshire, Hampshire, SO51 8HY





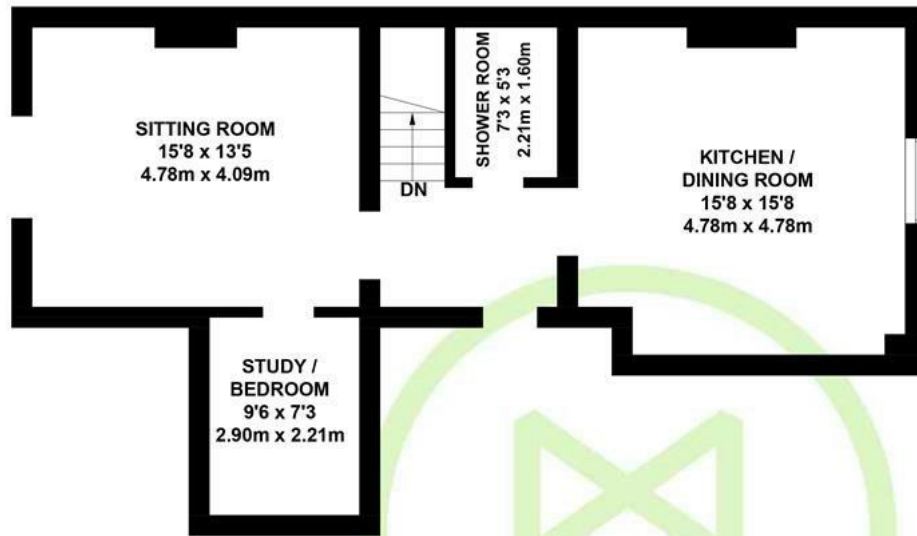


# 3 Rivermead House

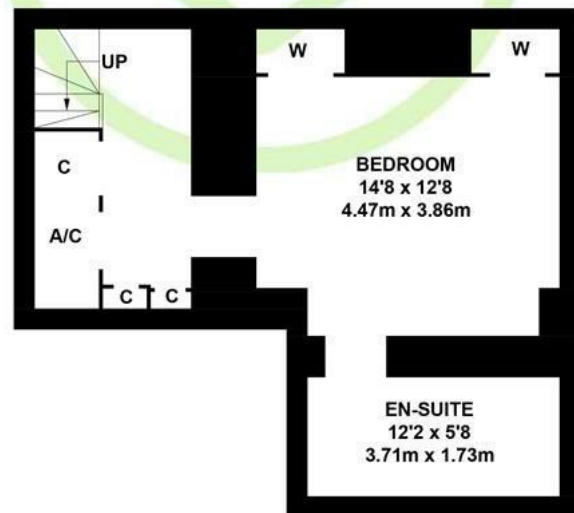
The Meads, Romsey, Hampshire, Hampshire SO51 8HY

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**GROUND FLOOR**



**LOWER GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 449 SQ FT / 41.7 SQ M  
 GROUND FLOOR = 667 SQ FT / 62 SQ M  
 TOTAL = 1116 SQ FT / 103.7 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1107785)

## Summary

Positioned at the gated entrance of Romsey's Memorial Park, Rivermead House is located in one of Romsey's finest locations and this beautiful split level apartment is offered for sale with no forward chain. Dating back to 1823 this fine Grade II listed building offers a wealth of character and spacious accommodation, comprising two bedrooms, en-suite to bedroom one, further shower room, sitting room with doors opening to a stunning westerly terrace, modern kitchen/dining room, study/bedroom and allocated parking for two vehicles.

## Summary

- A beautiful split level apartment in one of Romseys most sought after locations
- Grade II Listed, with striking Georgian features including sash windows, embellished cornices and 2.9m high ceilings
- A short stroll into Romsey town centre
- No forward chain
- Split level apartment, two bedrooms, en-suite and further shower room
- Parking for two vehicles
- Sitting room, kitchen/dining room and study

## EPC Rating

Energy Efficiency Rating  
 Current N/A  
 Potential N/A

# 3 Rivermead House

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## Accommodation

Steps leads to the main front door, opening into a grand communal entrance hallway, 3 Rivermead House is location on the right hand side. The entrance hallway immediately sets the tone for this wonderful apartment, access leads to the kitchen/dining room, sitting room, shower room and steps to the lower ground floor. At the front of the home, the spacious kitchen/dining room is fitted with a range of cupboards and drawers, integrated appliances include a 'Miele' oven, 'De Dietrich' microwave, 'Fagor' induction hob with extractor canopy over, 'Bosch' dishwasher and 'De Dietrich' dishwasher, there is space for table and chairs and a study area in the corner of the room. The sitting room has double doors opening to a westerly facing terrace, offering views of communal gardens and the Memorial Park Bandstand. A door from the sitting room opens into a bedroom/study, currently used as a bedroom, this space offers many uses as a room. Stairs lead to the lower ground floor, a spacious hallway benefits from fitted storage, has access to the airing cupboard and linen cupboard. The ground floor bedroom is a spacious double room with fitted wardrobes, a door leads to the en-suite which is fitted with a modern white suite comprising WC, wash basin, walk in shower and heated towel rail. The en-suite also has a utility area, with fitted storage and space for the washing machine.

## Outside

A terrace is accessed from the sitting room, offering a pleasant westerly aspect and overlooking the gardens of Rivermead Close.

## Parking

There is allocated parking for two vehicles to the front of Rivermead House.

## Location

The Meads is a highly sought after location, and Rivermead House is situated outside the entrance to Romsey War Memorial Park. Ideally positioned providing excellent access to the market town and Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey railway station is also located a short walk from the property.

## Sellers Position

No forward chain

## Age

1800s

## Tenure

Leasehold

## Service Charge

Approximately £1,278 per annum

## Ground Rent

Seller to confirm

## Council Tax

Band E - Test Valley Borough Council

## 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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