



22 Montfort College Botley Road | £220,000  
Romsey, Hampshire, SO51 5PL



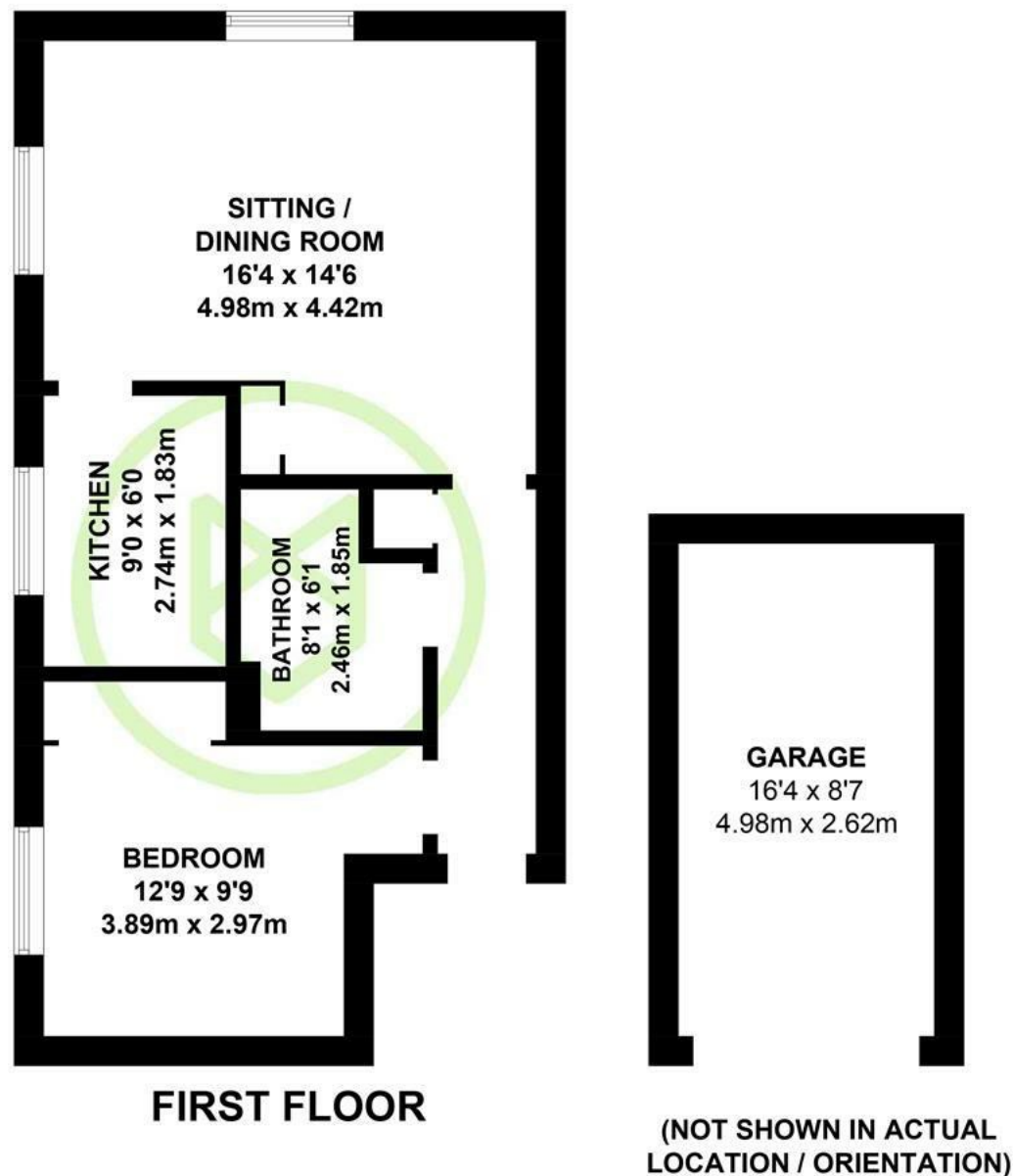




22 Montfort College Botley Road  
Romsey, Hampshire, SO51 5PL

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APPROXIMATE GROSS INTERNAL AREA = 505 SQ FT / 46.9 SQ M  
GARAGE = 140 SQ FT / 13.0 SQ M  
TOTAL = 645 SQ FT / 59.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1156751)

## Summary

Immaculately presented throughout, this bright and airy first floor apartment is situated within the desirable and historic, Montfort College. Enjoying a South and Westerly facing aspect, the home features one double bedroom, modern bathroom, open plan sitting/dining area and kitchen. Outside, the home benefits from access to communal grounds, garage in block with space in front and ample communal parking.

## Features

- Bright and airy first floor apartment
- Generous double bedroom with built in wardrobe
- Open plan sitting/dining area opening to kitchen
- Modern bathroom
- Garage in block with parking for one vehicle in front
- Situated within the Historic Montfort College
- Aspects to the South and West

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 22 Montfort College, Botley Road, Romsey, Hampshire, SO51 5PL

## Entrance

The building is accessed by a secure entrance system, the communal hallway has stairs providing access to the first floor.

## Accommodation

Upon entry, the entrance hall provides access for the bedroom, bathroom, airing cupboard and sitting/dining area. The bedroom is a good size double benefitting from fitted wardrobes. The modern bathroom features floor to ceiling tiles, shower over bath, WC and wash basin. The sitting/dining area is a spacious open plan area with a useful storage cupboard, complemented by a South and West facing aspects overlooking the communal grounds. The kitchen has a selection of wall and base storage units, built in oven, plumbing for washing machine and space for fridge/freezer.

## Outside

Beautifully kept communal gardens can be located all around Montfort College.

## Parking

The apartment benefits from a garage in a nearby block with an up and over door. You are able to park one vehicle in front of the garage and further communal parking is available.

## Location

Montfort College is in an idyllic setting located to the south east of Romsey town. There is a handy local shop a short walk away and bus stops are situated directly outside the block providing access to Romsey town centre. Nearby within the district there is the renowned Luzborough Pub, a large park with play area and Tadburn Meadows Nature Reserve.

## Tenure

Leasehold

## Sellers Position

Buying on

## Heating

Electric

## Service Charge

£1,762.76 per annum (Inclusive of water)

## Lease Length

963 years remaining

## 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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