



Flat 7 Abbey Lodge Bridge Road | £175,000
Romsey, Hampshire, SO51 8LJ

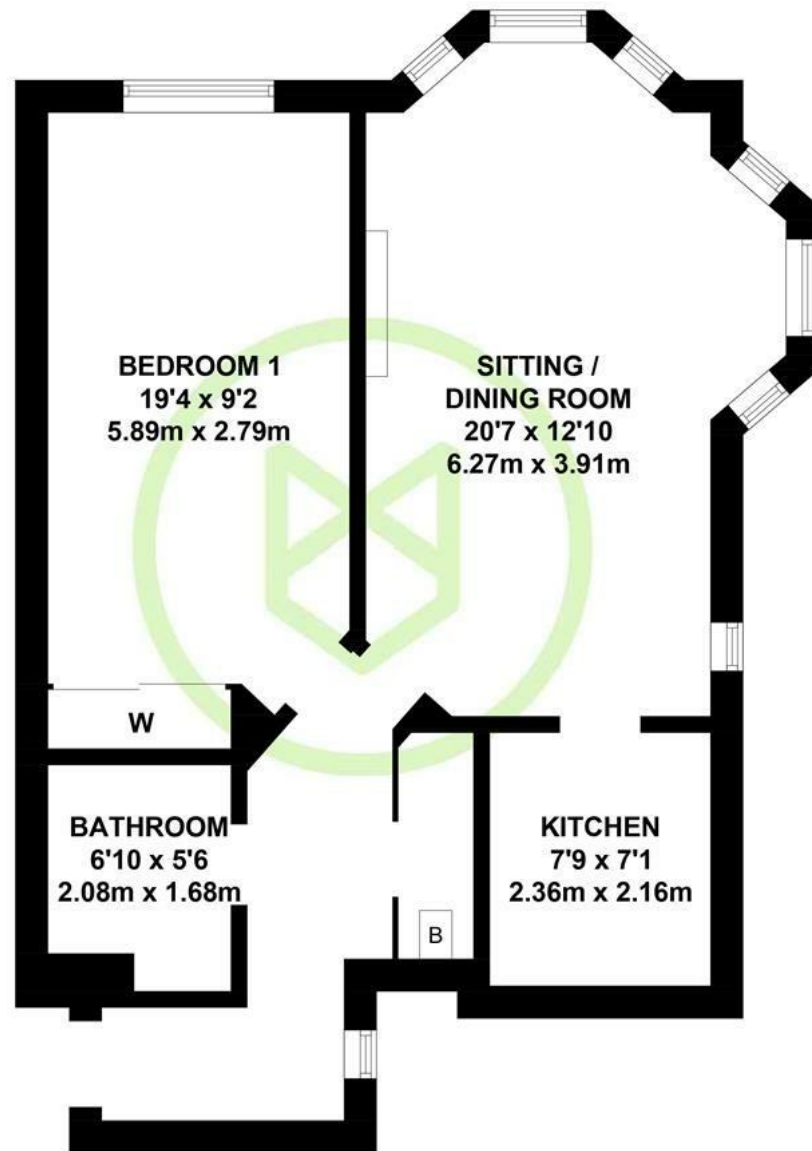




Flat 7 Abbey Lodge Bridge Road
Romsey, Hampshire, SO51 8LJ

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
588 SQ FT / 54.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1156769)

Summary

Located a short walk from Romsey Town Centre and on the bus route, this rarely available ground floor apartment is offered for sale with no forward chain. The home features one generous double bedroom with built in storage, open plan sitting/dining area with dual bays providing a bright and airy feel, modern kitchen and shower room. A lodge manager is onsite weekdays, communal facilities include immaculately kept gardens, resident's lounge, resident's laundry room and a well being suite.

Features

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

EPC Rating

Energy Efficiency Rating
Current C
Potential C

Flat 7 Abbey Lodge, Bridge Road, Romsey, Hampshire, SO51 8LJ

Entrance

The ground floor security entrance door opens into the communal reception area where the Lodge Manager is onsite Monday-Friday 9am-5pm. There is a resident's lounge, 'The Well Being Suite', guest suite and residents laundry room.

Accommodation

Upon entry, the entrance hall provides access for the bedroom, shower room, useful storage cupboard and sitting/dining area. The bedroom is a generous double, benefitting from fitted wardrobe. The shower room features floor to ceiling tiles, shower cubicle, WC, wash basin and heated towel rail. The sitting/dining area is a bright and airy space, enjoying two large bay windows and electric fire acting as a real focal point. The modern kitchen has a selection of wall and base storage units and a selection of built in appliances including fridge, freezer, oven and hob with extractor above.

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.

Parking

On site parking available

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

No onward chain

Tenure

Leasehold

Length of lease

125 years from 2014

Ground Rent

£331 per annum

Service Charge

£1,827 per half year

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

