



5F Abbey Walk Church Street | £250,000
Romsey, Hampshire, SO51 8JQ

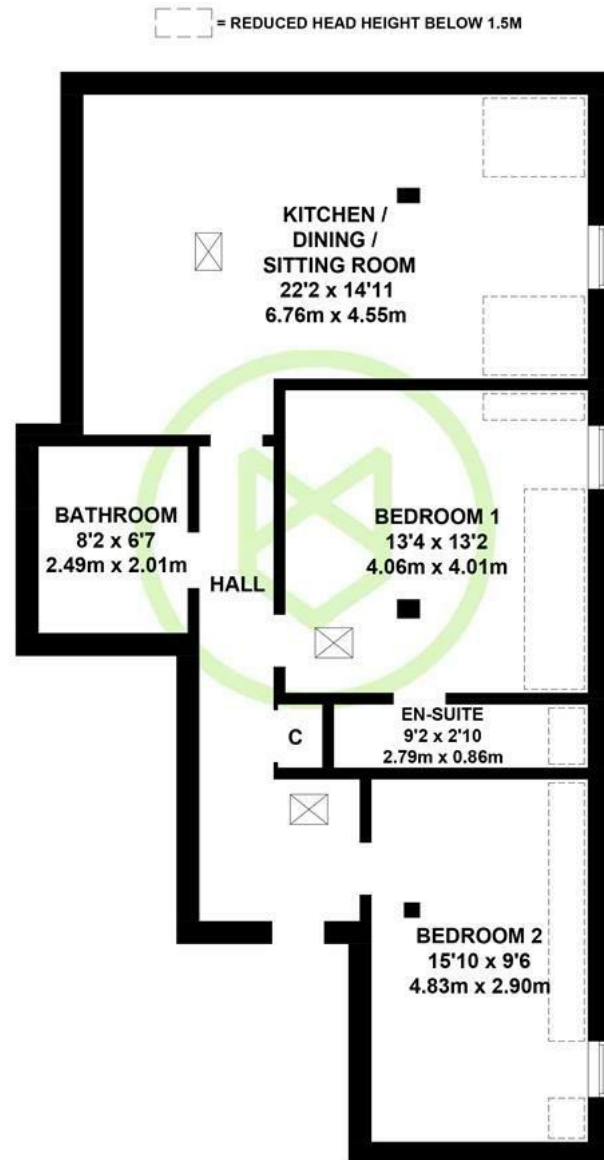




5F Abbey Walk Church Street
Romsey, Hampshire, SO51 8JQ

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SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
847 SQ FT / 78.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1199582)

Summary

Located in the heart of Romsey town centre, this contemporary second floor apartment enjoys picturesque views of the historic Romsey Abbey and is finished to immaculate standard throughout. The spacious interior features two well-proportioned double bedrooms, including a stylish en-suite to the principal room, modern family bathroom and an open-plan kitchen/dining/living area with vaulted ceiling provides a light-filled, sociable space ideal for everyday living and entertaining.

Features

- Positioned in Romsey Town centre, with views of the historic Romsey Abbey
- Two well proportioned double bedrooms
- Open plan kitchen/dining/sitting area with vaulted ceiling
- Modern family bathroom and en-suite which was renovated recently
- Second floor apartment, which can be accessed via stairs or lift
- Immaculately presented throughout

EPC Rating

Energy Efficiency Rating
Current C
Potential C

5F Abbey Walk, Church Street, Romsey, Hampshire, SO51 8JQ

Entry

Access via a secure entry door, the apartment is located on the 2nd floor and can be accessed via stairs or lift.

Accommodation

Upon entering the apartment, an inviting entrance hall has a skylight and provides access to both bedrooms, the family bathroom, a useful storage cupboard and the main living area. Bedroom one is a generously sized double with skylight and features a modern en-suite with a shower unit, WC, wash basin and heated towel rail. Bedroom two is also a well-proportioned double, ideal for guests or home working. The contemporary family bathroom is fitted with a shower over the bath, WC, wash basin and a heated towel rail for added comfort. The heart of the home is the spacious open-plan kitchen, dining, and sitting area, enhanced by a vaulted ceiling and skylight that adds to the sense of light and space. There's ample room for seating furniture and a dining table with chairs, making it a perfect setting for both relaxing and entertaining. The kitchen is well-equipped with a selection of wall and base units, built-in oven with hob and extractor above, integrated fridge/freezer, and plumbing for a washing machine.

Location

Abbey Walk is superbly situated in the heart of the historic market town of Romsey overlooking the famous Norman Abbey and within a few yards of the town centres excellent amenities which include a Waitrose superstore, excellent shops, numerous pubs and restaurants, bus station and railway station. Romsey itself is also well placed for access onto the M27/M3 motorway network for London, Southampton and Winchester.

Sellers Position

Buying on

Tenure

Leasehold

Length of Lease

116 years remaining

Service Charge

£2,476.68 per annum

Ground Rent

£150 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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