



Connells

Mottisfont Lodge Alma Road
Romsey

Mottisfont Lodge Alma Road Romsey SO51 8AG

for sale guide price
£100,000



Property Description

Situated in sought-after Central Romsey, this upper-level one-bedroom apartment within Montisfont Lodge offers secure, comfortable living for the over 60s. The property is offered chain free and benefits from a secure communal entrance with intercom, lift and on-site manager. Inside, the private entrance hall has a built-in cupboard and electric heater. The lounge is bright and welcoming with an electric fireplace, dual-aspect double glazing and an electric heater. The fitted kitchen features wall and base units, roll-top work surfaces, an integrated oven, induction hob with extractor, sink with mixer tap, space for an under-counter fridge and vinyl flooring. The bedroom enjoys dual-aspect windows, fitted carpet and sliding mirrored wardrobes. The shower room is fitted with localised tiling, shower cubicle, hand-wash basin, heated towel rail and emergency cord for added peace of mind. Residents have use of a communal lounge, laundry and guest suite (subject to availability).

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Montisfont Lodge

Purpose-Built Retirement Living in the Heart of Romsey

Montisfont Lodge is a well-regarded residential development designed exclusively for the over 60s. Residents enjoy peace of mind with a secure communal entrance, on-site manager, intercom system and lift access

to all levels. Social spaces include a welcoming communal lounge, well-equipped laundry and a guest suite for visitors (subject to availability).

Private Entrance Hall

Welcoming hallway with floor-to-carpet finish, built-in storage cupboard and electric heater.

Lounge

17' 5" x 11' 1" (5.31m x 3.38m)

Bright dual-aspect lounge featuring an electric fireplace, double-glazed windows to the front and side, fitted carpet and electric heater.

Kitchen

9' 3" x 5' 7" (2.82m x 1.70m)

Practical fitted kitchen with wall and base units, roll-top work surfaces, sink with mixer tap, induction hob with extractor, integrated electric oven, space for under-counter fridge and vinyl flooring.

Bedroom

15' 4" x 8' 6" (4.67m x 2.59m)

Comfortable double bedroom with dual-aspect windows, fitted carpet and sliding mirrored wardrobe doors.

Shower Room

Modern shower room with localised tiling, shower cubicle, hand-wash basin, heated towel rail and emergency pull cord for added safety.

Agents Notes

This well-presented apartment is offered chain free, providing secure, low-maintenance living within easy reach of Romsey town centre's shops, amenities and transport links.

Location

Centrally located on Alma Road, Montesfont Lodge places you within a short walk of Romsey's charming town centre, bustling with independent shops, larger supermarkets, cafés and restaurants. Excellent bus routes and local amenities are close at hand, ensuring convenient access to everything you need for comfortable retirement living.







EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM306714

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