



Connells

Mottisfont Road Alma Road
Romsey



Property Description

Situated in sought-after Central Romsey, this upper-level one-bedroom apartment within Montesfont 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). **Some images have been digitally furnished for illustrative purposes to show potential room layouts. The property is currently unfurnished.

Mottisfont 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

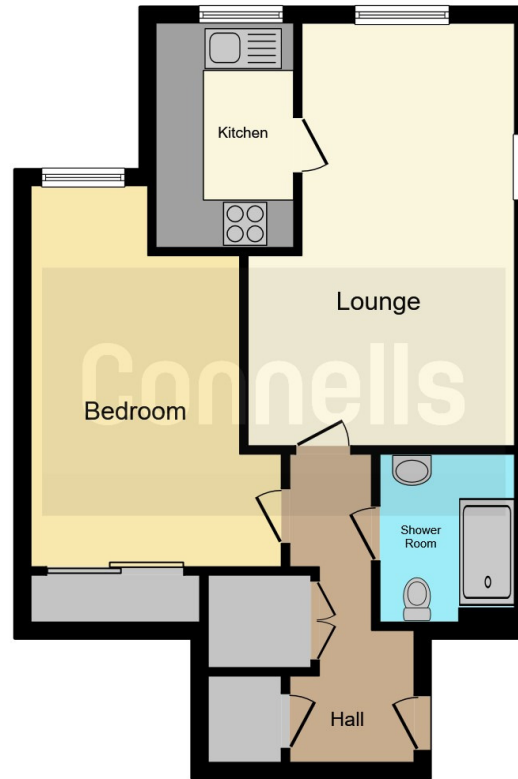
This well-presented apartment is offered chain free, providing secure, low-maintenance living within easy reach of Romsey town centre's shops, amenities and transport links.

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.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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13a The Hundred
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2227.18

Ground Rent:
 335.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM306877

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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