



42 Montfort College Botley Road | £285,000
Romsey, Hampshire, SO51 5PL





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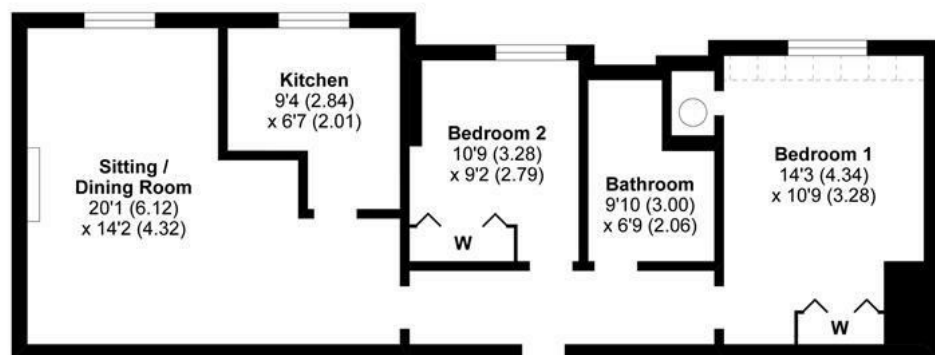
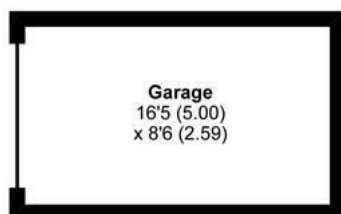


42 Montfort College, Botley Road, Romsey, SO51 5PL

Approximate Area = 937 sq ft / 87 sq m (includes garage)

Including Limited Use Area = 14 sq ft / 1.3 sq m

For identification only - Not to scale



SECOND FLOOR

Summary

A beautifully appointed second-floor apartment set within this distinguished building, enjoying a delightful southerly aspect. The accommodation comprises two well-proportioned bedrooms, each with fitted wardrobes, a stylish modern bathroom, a generous sitting/dining room, and a thoughtfully designed kitchen with integrated appliances. The property further benefits from immaculately maintained communal gardens, a private garage, and off-road parking

Features

- Located in Montfort College, one of Romsey's most sought after developments
- Immaculate top floor apartment
- A pleasant southerly aspect
- Two double bedrooms
- Modern kitchen and bathroom
- Open plan sitting/dining room
- Beautifully kept communal gardens
- Garage and off-road parking
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating

Current D

Potential C

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Ground Floor

Access to the building is controlled by a security system, and the communal hallway includes stairs leading to the second floor

Second Floor

Upon entering the apartment, you are immediately welcomed by a light and spacious atmosphere. The hallway provides access to two double bedrooms, the bathroom, and the open-plan sitting/dining room. The sitting area features an electric fireplace, creating a central focal point, and a large south-facing sash window offering pleasant views over the front of the development. The dining area comfortably accommodates a table and chairs and includes a door leading into the kitchen. The kitchen is well-equipped with a range of fitted cupboards and drawers, a built-in oven with hob and extractor canopy above, a built-in fridge and freezer and both a dishwasher and washing machine. Bedroom one is a spacious double room benefiting from a fitted wardrobe, an airing cupboard, and a large south-facing sash window overlooking the communal gardens. Bedroom two is also a generous double, complete with a fitted wardrobe and similar garden views. The bathroom has been finished with a modern white suite complemented by chrome fittings. It includes a WC, wash basin, and a bath with an overhead shower and fitted shower screen. The space is enhanced by three heated towel rails, fully tiled walls, and a tiled floor.

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. There is ample parking for residents and visitors.

Location

Montfort College is an idyllic setting located to the south east of Romsey town. There is a handy convenience store 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 and a large park with play area.

Sellers position

No forward chain

Tenure

Leasehold

Length of lease

Approximately 958 years

Service charge

Approximately £1916.76 per annum

Ground Rent

Circa £6 per annum

Primary school

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band C

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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