

# 37 Montfort College, Botley Road, Romsey, SO51 5PL

PRICE GUIDE: £199,950 Share of Freehold



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A well proportioned one bedroom top floor apartment that forms part of the renowned Montfort College development. Pleasantly positioned towards the rear of the block with delightful views of the grounds. The light and airy apartment boasts elegant sash windows and dado rails throughout. The accommodation briefly comprises of an entrance hall, a spacious sitting/dining room with twin aspect, a well fitted kitchen, a generous double bedroom with built-in wardrobes, and a well appointed bathroom. Externally there are well maintained communal halls and stairways as well as attractive communal gardens and resident/visitor parking.

SPACIOUS TOP FLOOR APARTMENT IN RENOWNED PERIOD PROPERTY

ENTRANCE HALL \* SITTING/DINING ROOM WITH TWIN ASPECT

WELL FITTED KITCHEN \* GOOD SIZE BEDROOM WITH BUILT-IN WARDROBE

WELL APPOINTED BATHROOM \* SASH WINDOWS \* PANEL STYLE DOORS

DADO RAILS & COVING \* WELL MAINTAINED COMMUNAL AREAS

PLEASANT GARDENS \* RESIDENTS & VISITOR PARKING

**ENTRANCE HALL:** Intercom entry phone, smoke alarm and airing cupboard housing hot water cylinder with shelving over.

**SITTING/DINING ROOM:** 16'4 max x 14'6 (4.97 x 4.44) Twin aspect side and rear elevation windows, feature fireplace with electric fire, convection heater, smoke alarm and glazed door to;

**KITCHEN:** 10'7 x 6'1 (3.25 x 1.85) Well fitted with a range of wood coloured base-level and wall-mounted units to incorporate a single bowl stainless steel sink with drainer inset in mottled work surfaces and with ceramic tiled splash backs over. Fitted appliances include an upright fridge-freezer, a four-ring induction hob with a fan-assisted oven under and a canopy extractor over. There is a recess with plumbing for a washing machine, tile effect flooring and a rear elevation window.



**BEDROOM:** 14'1 x 12'8 (4.30 x 3.89) Built-in double wardrobe with bi-folding doors, convection heater and a rear elevation window.

**BATHROOM:** Partially tiled and with a well appointed matching white suite of panelled bath with mixer tap and electric thermostatic shower unit over, wash hand basin inset in vanity cupboard unit and with an led back-lit mirror over as well as a close coupled w.c. There is wood effect flooring, a towel rail and an extractor.

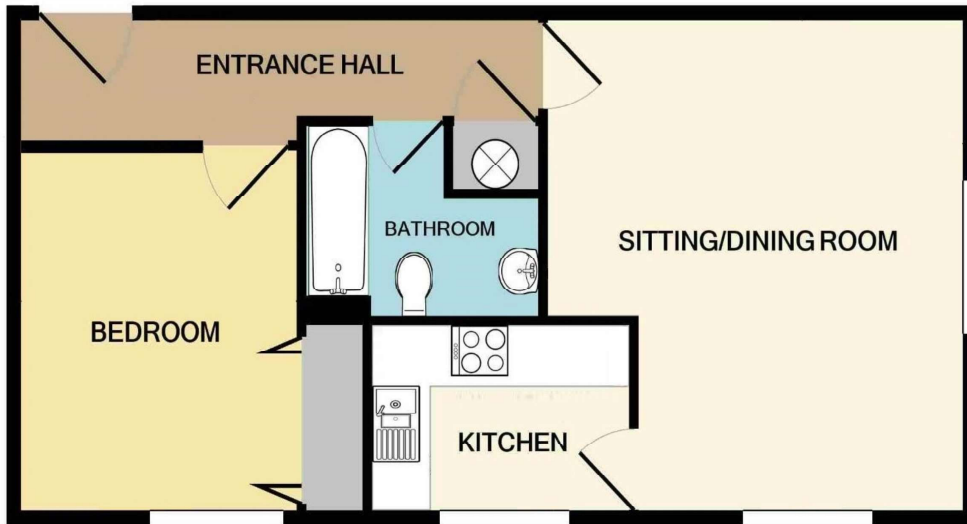
**OUTSIDE:** There are well maintained communal halls and stairways that benefit from a number of period features. Externally there are pleasant established communal gardens to the front, side and rear as well as parking for residents and visitors.

**COUNCIL TAX BAND:** C (currently £2056.82 pa) Test Valley Council

**LEASE DETAILS:** We understand from the vendor that the freehold of the block is jointly owned by the leaseholders and that the lease for No.37 is the residue of 999 years from 1985. The ground rent is £5 pa. The current maintenance charge is circa £1806.76 pa. Please note that there is no gas connected to the property. Please note additional legal fees could be incurred for items such as leasehold or management packs when purchasing this property.

These details were taken by George Mead from whom any further information can be obtained.





AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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