





Property Description

Offered with No Forward Chain | Ground Floor Apartment | Private Courtyard Garden | Walking Distance to Romsey Town Centre & Station

Beautifully positioned in a desirable central Romsey location, this well-presented ground floor apartment offers an attractive opportunity for first-time buyers, downsizers, or investors. Accessed via its own private side entrance, the property enjoys a charming courtyard-style garden along with pleasant views across the plaza, creating a lovely balance of privacy and convenience. With the town centre and train station just a short walk away, this is an ideal low-maintenance home in a highly sought-after setting.

Location

This property is ideally positioned just a 7-minute walk from Romsey town centre, offering easy access to a range of independent shops, cafés, restaurants, and supermarkets, including Waitrose. Romsey is well-known for its charming character, historic Abbey, and strong community feel.

Transport:

Excellent transport links include the Romsey railway station within walking distance (with direct routes to Southampton, Salisbury, and beyond), as well as frequent bus services along Winchester Road and nearby.

Schools:

Romsey boasts a number of highly regarded schools, including Romsey School (Ofsted 'Good') and Cupernham Primary School (Ofsted 'Good'), both within easy reach.

Healthcare & Amenities:

Close proximity to Romsey Medical Practice, pharmacies, dentist surgeries, and fitness facilities. Nearby green spaces and walks along the Test Way and Romsey Memorial Park further enhance the lifestyle on offer.

Entrance And Hallway

13' 1" x 3' 2" (3.99m x 0.97m)

Welcoming entrance via a side doorway leading into a hallway finished with attractive wood laminate flooring, creating a warm and modern first impression.

Lounge

14' 9" x 10' 5" (4.50m x 3.17m)

Light and airy lounge featuring a French door to the rear aspect, opening to a private courtyard garden with timber fencing and gated access - ideal for relaxing or outdoor dining. Includes a radiator and television point.

Kitchen

11' 1" x 8' (3.38m x 2.44m)

A well-appointed kitchen with a comprehensive range of wall and base units, roll-top work surfaces, and localised tiling. Includes space for a gas cooker with extractor hood over, stainless steel sink and drainer with mixer tap, and Vaillant combination

boiler. There's also plumbing for a washing machine and space for a tall fridge/freezer. Finished with two side-aspect double glazed windows and wood laminate flooring.

Bedroom One

9' 1" x 12' 8" (2.77m x 3.86m)

A generous double bedroom with two double glazed windows to the side aspect, wood laminate flooring, radiator, and neutral décor.

Bedroom Two

14' 7" x 7' 6" (4.45m x 2.29m)

A second bedroom featuring a rear-aspect double glazed window, laminate flooring, and space for freestanding furniture - perfect as a guest room, home office, or dressing room.

Bathroom

7' 4" x 5' 8" (2.24m x 1.73m)

Stylish and fully tiled with a walk-in double shower, modern hand wash basin with inset vanity storage, WC, heated towel rail, and contemporary finishes throughout.

Outside

To the front of the property is a paved seating area, while the rear courtyard garden offers a private, low-maintenance outdoor space, enclosed by timber fencing with gated access.







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

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13a The Hundred
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EPC Rating: D Council Tax
 Band: B

Service Charge: 180.00 Ground Rent:
 50.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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