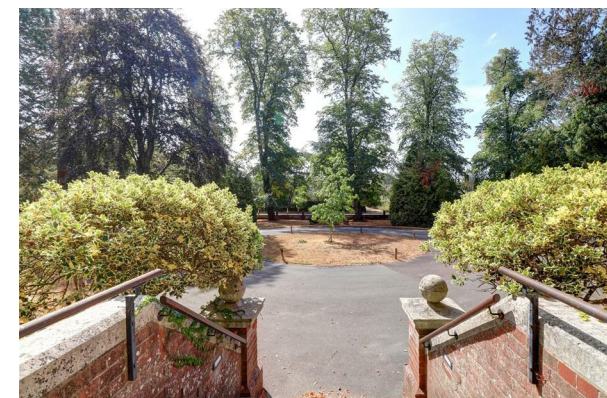




20 Montfort College | £225,000
Botley Road, Romsey, Hampshire, SO51 5PL

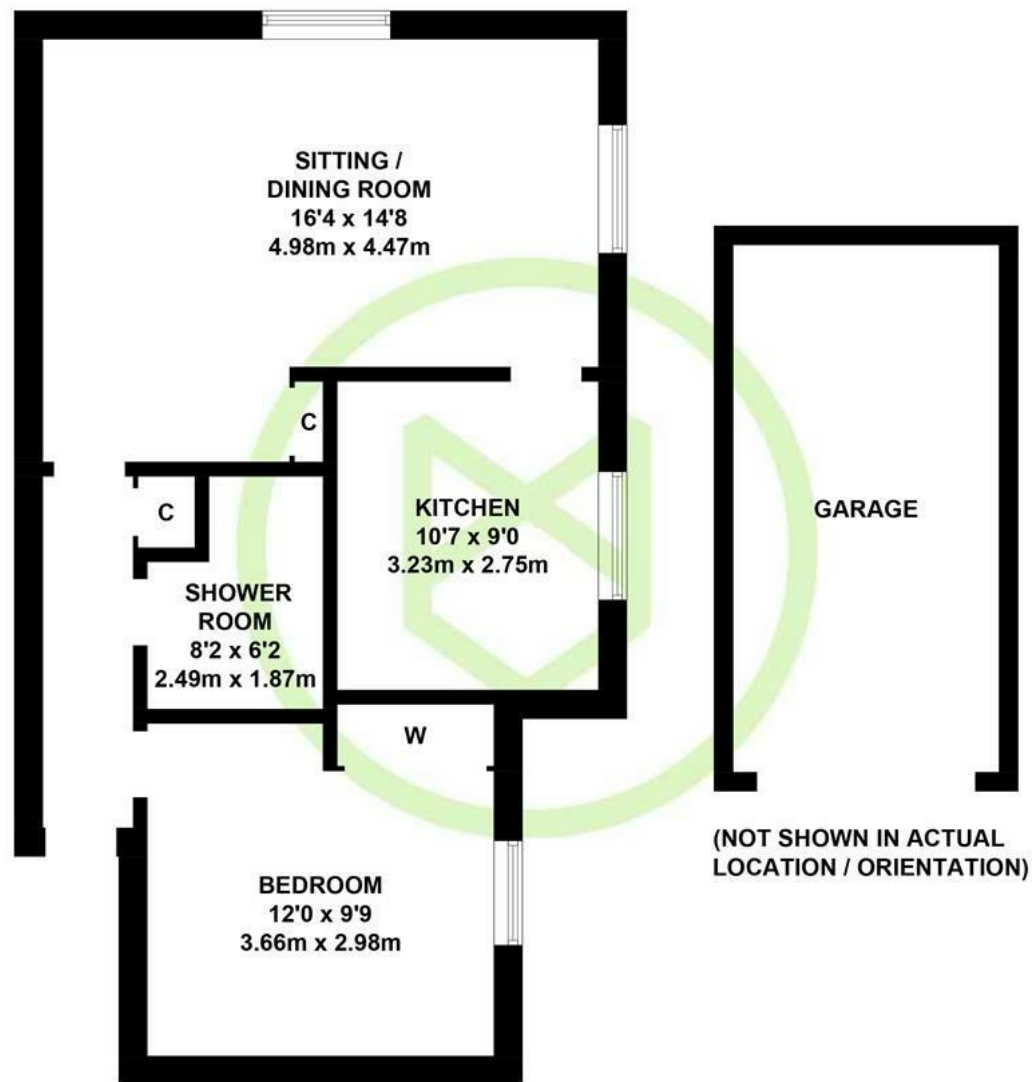
 Henshaw Fox



20 Montfort College
Botley Road, Romsey, Hampshire, SO51 5PL

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 599 SQ FT / 55.7 SQ M
 GARAGE = 167 SQ FT / 15.5 SQ M
 TOTAL = 766 SQ FT / 71.2 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1307168)

Summary

Offered for sale with no forward chain, this recently renovated ground floor apartment benefits from a southerly aspect, with wonderfully light space and the added benefit of a garage. The accommodation offers one double bedroom with a built in wardrobe, large sitting/dining room, newly fitted kitchen and a shower room.

Features

- Recently renovated, with newly fitted kitchen, flooring and decoration throughout
- Offered for sale with no forward chain
- A pleasant southerly aspect offering a plentiful amount of light
- Sitting/Dining room with large feature windows
- One double bedroom with a built in double wardrobe
- Garage and off-road parking
- What3words ///recruited.vintages.spectacle

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

20 Montfort College, Botley Road, Botley Road, Romsey, Hampshire, SO51 5PL

Communal Entrance

The building is accessed by a security access system, 20 Montfort College is located at the end of the hallway on the right hand side.

Accommodation

Upon entering the apartment, the light and spacious feel is instant, with the large feature windows allowing a plentiful amount of light and enjoying the southerly facing aspect. The hallway provides access to the airing cupboard, the double bedroom, the shower room and the sitting/dining room. The sitting/dining room is a wonderfully light room benefitting from a pleasant double aspect and overlooking the gardens. The newly fitted kitchen is fitted with a range of cupboards and drawers, a built in oven, a free standing washing machine, a fitted hob with extractor canopy over and a dishwasher, there is space for a fridge/freezer. Bedroom one is a large double bedroom benefitting from a built in wardrobe, a large window overlooks the communal gardens. The shower room is fitted with a white suite comprising WC, wash basin, walk in shower and heated towel rail.

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.

Anti Money Laundering

Anti Money Laundering - We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No forward chain

Tenure

Leasehold

Length Of Lease

999 Years from 1961

Service Charge

Approximately £1,812.76 per annum

Heating

Electric heating

Council Tax

Band C - Test Valley Borough Council

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

