



27 Montfort College Botley Road | £220,000
Romsey, Hampshire, SO51 5PL

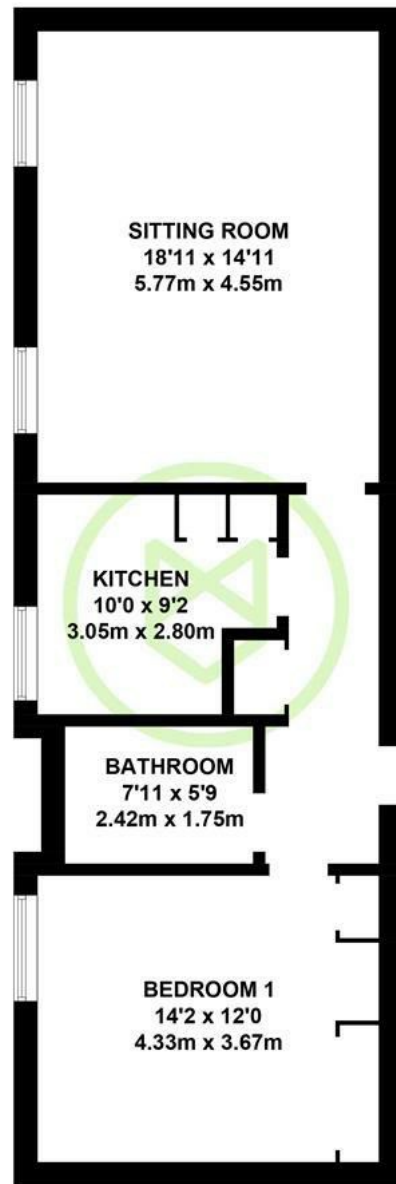




27 Montfort College Botley Road
Romsey, Hampshire, SO51 5PL

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FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
666 SQ FT / 61.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1274839)

Summary

Situated on the first floor of the historic Montfort College, this bright and spacious apartment boasts high ceilings and elegant sash windows throughout. The accommodation includes a generous double bedroom with fitted wardrobes, a recently refurbished bathroom, and an open-plan sitting/dining room. The kitchen is fitted with built-in appliances, and the property is complemented by beautifully maintained communal gardens and communal parking

Features

- Situated in Montfort College, one of Romsey's most sort after developments
- Large double bedroom with built in wardrobe
- Open plan sitting/dining area
- Benefits from high ceilings and large sash windows creating a bright and airy feel throughout
- Immaculate communal ground
- Residents parking

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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

Entrance

Montfort College is accessed via a communal door with secure entry system. The apartment is located on the first floor via stairs.

Accommodation

The front door opens into a spacious entrance hall, which provides access to all principal rooms, including the bedroom, bathroom, sitting/dining room, kitchen and a useful airing cupboard. The impressive sitting/dining room is a real highlight of the property, featuring an attractive electric fireplace that creates a stylish focal point. Two large sash windows flood the room with natural light and enjoy delightful views across Halterworth and the beautifully maintained communal gardens. The kitchen is well-appointed with a comprehensive range of fitted cupboards and drawers. It includes a built-in oven with electric hob, plumbing for washing machine, plumbing for dishwasher and space for fridge. The generous double bedroom benefits from fitted wardrobes and additional storage cupboards, while a large sash window to the rear provides a peaceful outlook. The bathroom has been recently refurbished to a high standard, with contemporary floor-to-ceiling tiling and a modern white suite comprising a WC, wash hand basin, bath with shower over and a heated towel rail.

Outside

Beautifully maintained communal gardens surround the building, creating a serene and attractive setting.

Parking

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 Public House and a large park with play area.

Sellers Position

Ample communal parking available

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.

Tenure

Share of freehold

Heating

Electric

Service Charge

£1,879 per annum. Paid over 10 months

Council Tax

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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