



Flat 17, The Malthouse Brewery Lane |  
Romsey, Hampshire, SO51 8JX

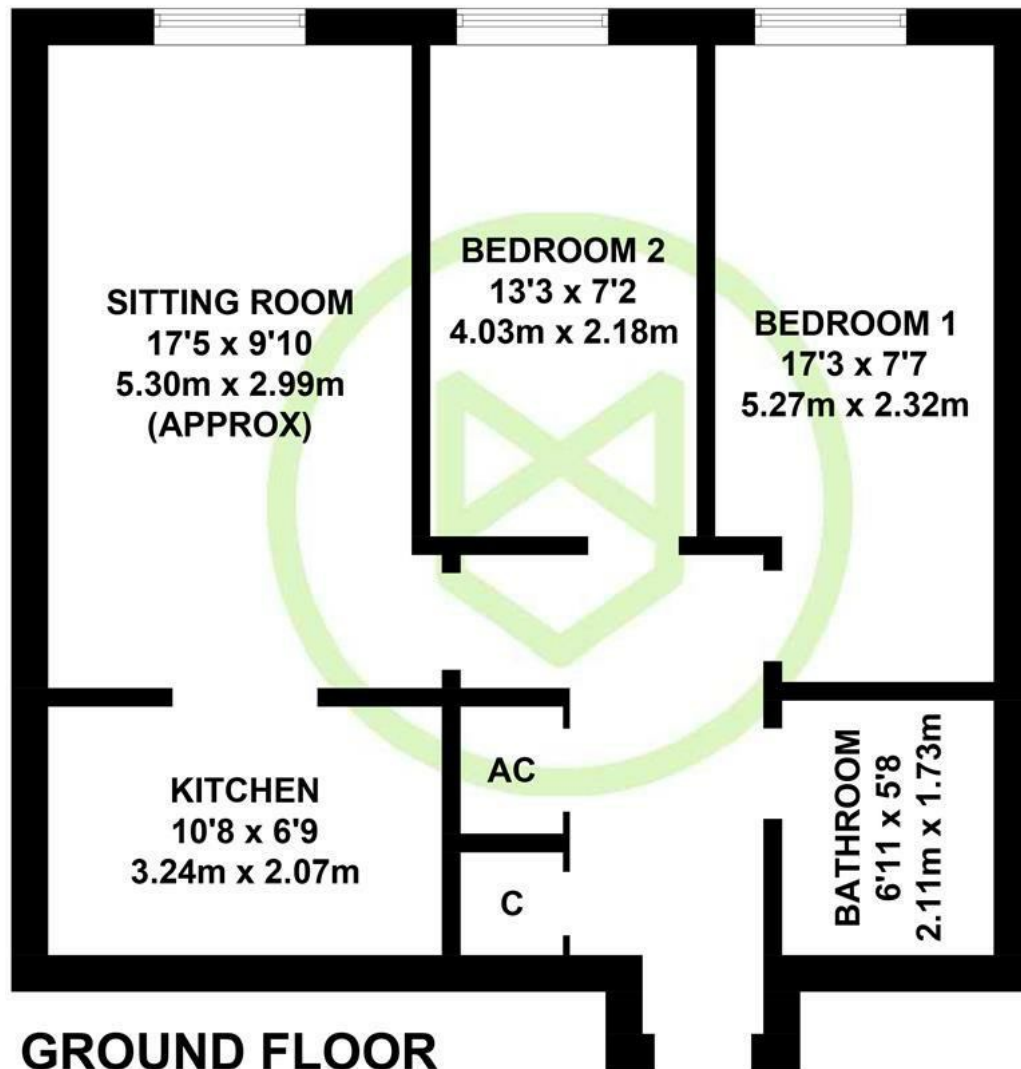
 Henshaw Fox



Flat 17, The Malthouse Brewery Lane  
Romsey, Hampshire, SO51 8JX

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





APPROXIMATE GROSS INTERNAL AREA = 638 SQ FT / 59.3 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1312517)

## Summary

Forming part of the historic Malthouse, a characterful conversion within the former landmark Romsey Brewery, this attractive ground floor apartment occupies a peaceful and highly sought-after position. The accommodation comprises two double bedrooms, modern bathroom, open plan sitting/dining area and well appointed kitchen. Further benefits include enhanced security features and the convenience of an allocated parking space.

## Features

- Situated within an iconic Grade II listed building
- Two double bedrooms
- Ground floor apartment
- Allocated parking for one vehicle
- Situated within a short flat walk of Romsey Town centre
- Beautifully presented throughout

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# Flat 17, The Malthouse, Brewery Lane, Romsey, Hampshire, SO51 8JX

## **Entrance**

Accessed via a secure communal entrance, the apartment is located on the ground floor.

## **Accommodation**

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to a useful storage cupboard, boiler cupboard, bathroom, both bedrooms and the main living accommodation. Presented in very good condition throughout, the apartment offers two generous double bedrooms, each providing comfortable and well-proportioned accommodation. The modern bathroom is stylishly appointed and comprises a bath with shower over, WC and wash hand basin. The impressive open-plan living area is bright and inviting, offering ample space for both seating and dining furniture, with a pleasant outlook across nearby green space. The well-appointed kitchen has a useful breakfast bar and is fitted with a range of contemporary wall and base units, providing excellent storage and workspace, together with plumbing for a washing machine and a selection of integrated appliances including a fridge, dishwasher, oven, hob and extractor hood above.

## **Location**

Brewery Lane is situated within Romsey town centre, close to all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

## **Parking**

Allocated parking for one vehicle

## **Location**

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## **Tenure**

Leasehold

## **Lease Length**

105 years remaining

## **Service Charge**

£3,198 per annum

## **Ground Rent**

£250 per annum

## **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.

## **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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