



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

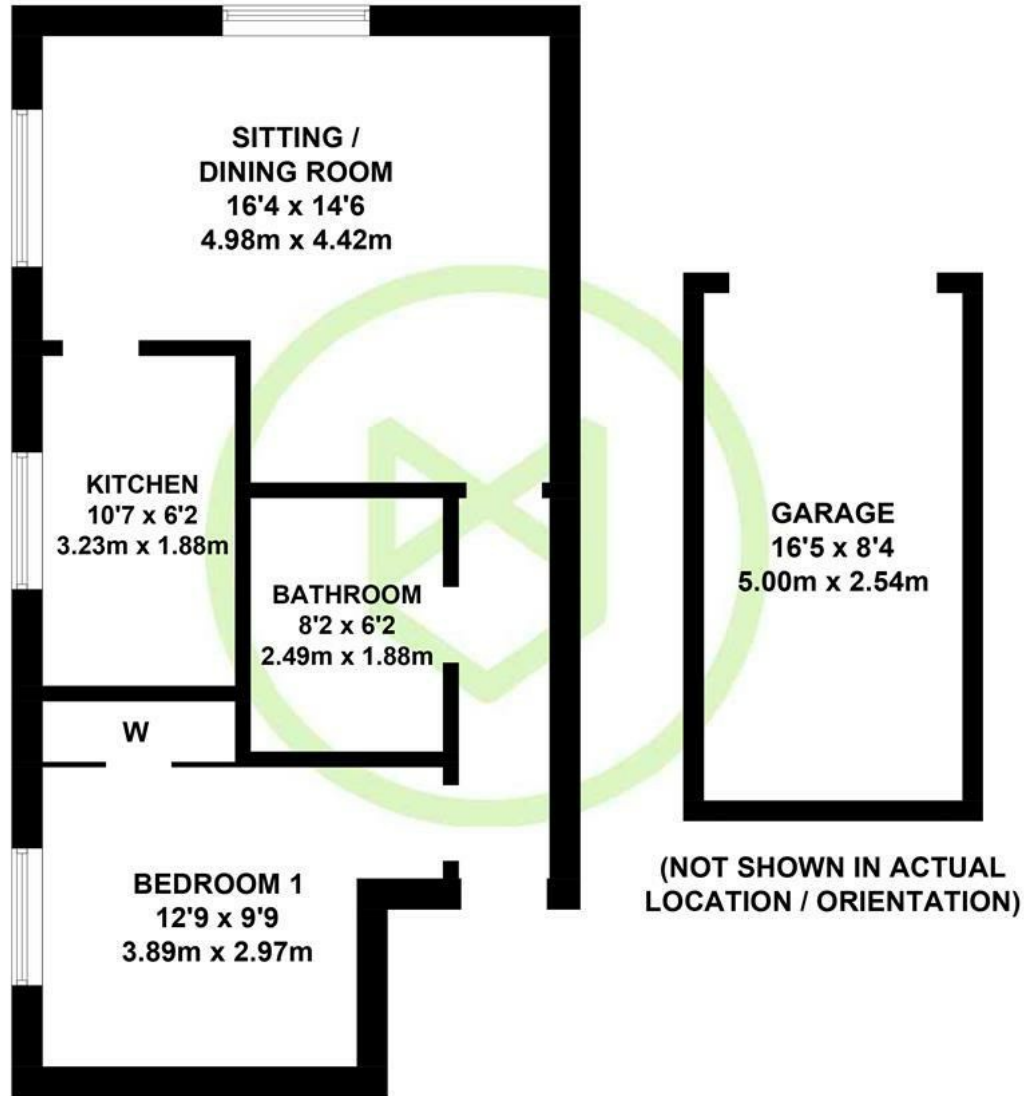




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Romsey, Hampshire, SO51 5PL

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## FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA = 510 SQ FT / 47.4 SQ M  
 GARAGE = 137 SQ FT / 12.7 SQ M  
 TOTAL = 647 SQ FT / 60.1 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID969498)

## Summary

Offered to the market with no onward chain, this beautifully presented one-bedroom apartment occupies the top floor of the characterful Montfort College development, conveniently located close to Romsey Town Centre. The well-proportioned accommodation features a bright and spacious open-plan living and dining area, a fitted kitchen, generous double bedroom, and a contemporary shower room. Externally, residents can enjoy well-maintained communal gardens, ample parking facilities, and the added benefit of a private garage.

## Features

- Offered with no onward chain
- Situated with the historic Montfort College, one of Romsey's most sought after developments
- South facing sitting/dining room aspect with dual windows
- Modern shower room
- One double bedroom with built in wardrobe
- Immaculate communal grounds
- Garage and residents parking

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential C

# 36, Montfort College, Botley Road, Romsey, Hampshire, SO51 5PL

## **Entrance**

Access to the building is controlled by a security system, and the communal hallway includes stairs leading to the second floor

## **Accommodation**

The welcoming entrance hall provides access to all principal rooms, including the spacious sitting/dining room, double bedroom and contemporary shower room. Enjoying a bright and airy feel thanks to dual-aspect windows and a desirable southerly aspect, the sitting/dining room offers an attractive living space, centred around an electric fireplace. The adjoining kitchen is fitted with a range of wall and base units and includes space for a fridge/freezer, an oven with hob and extractor hood above, together with plumbing for a washing machine. The generous double bedroom benefits from a built-in wardrobe, while the stylish shower room is finished with modern tiling and comprises a walk-in shower, WC and wash hand basin.

## **Outside**

Beautifully maintained communal gardens surround Montfort College

## **Parking**

The apartment has a single garage in a block with up and over door. Montfort College also has 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.

## **Sellers Position**

No onward chain

## **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**

Leasehold

## **Length of Lease**

999 Years from 1986

## **Service Charge**

£1,818.76 per annum

## **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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