



Flat 2, Temple Court House | £285,000
 39 Church Street, Romsey, Hampshire, SO51 8JH

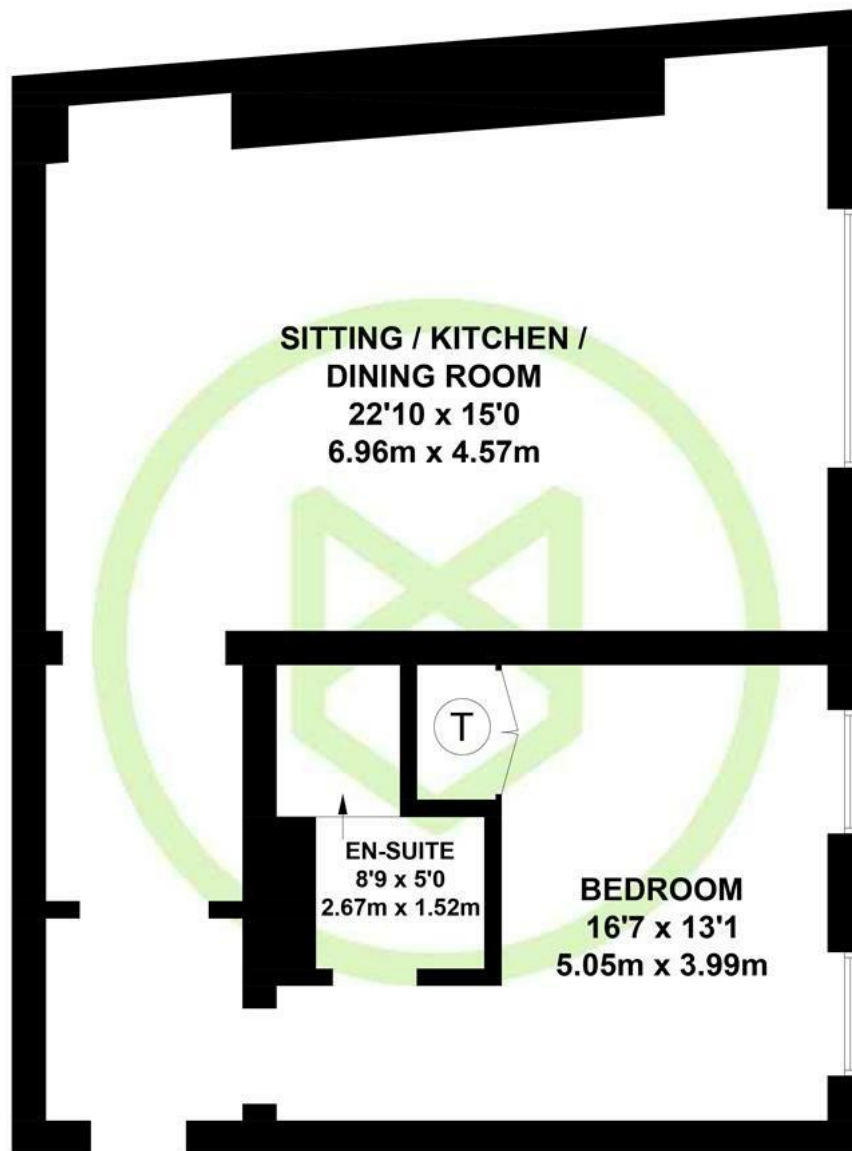




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39 Church Street, Romsey, Hampshire, SO51 8JH

01794 521339 / 02382 541100
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GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
701 SQ FT / 65.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1052780)

Summary

A charming ground floor apartment forming part of a magnificent Grade II listed building, ideally positioned in the centre of Romsey. This well-located property combines period character with modern convenience, featuring high ceilings, traditional sash windows and a range of attractive features. The accommodation comprises a generous double bedroom with en-suite, together with a well-presented open-plan sitting, dining and modern kitchen area with breakfast bar. The property also benefits from allocated parking, a particularly valuable feature for a centrally located apartment.

Features

- Charming ground floor apartment, forming part of a stunning Grade II listed building
- Situated within the heart of Romsey Town centre
- High ceilings, traditional sash ceiling and original features throughout
- Modern kitchen and open plan living area
- Large double bedroom with built in wardrobe
- Allocated parking for one vehicle
- Share of Freehold

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Communal Entrance

Temple Court House is accessed via a secure entry system. The elegant communal hall leads to the home on the right hand side.

Accommodation

On entering the apartment, the impressive sense of space is immediately evident, with high ceilings and attractive herringbone-style flooring extending through the entrance hall and living areas. The hallway provides access to the generous double bedroom and continues through to the impressive open-plan sitting, dining and kitchen space. This bright and versatile room enjoys windows overlooking the front of the property and provides plenty of space for both comfortable seating and a dining table. The newly fitted kitchen is stylishly appointed with a selection of storage units, a large larder cupboard, built-in fridge/freezer, double oven, washing machine and dryer, together with an electric hob and extractor above. Complemented by stylish tiling, a characterful butler sink and useful breakfast bar, the kitchen is both practical and attractive. The spacious double bedroom is also positioned to the front of the property and benefits from traditional sash windows, a built-in wardrobe and a well-appointed en-suite shower room. The en-suite is finished with contemporary tiling and comprises a WC, wash hand basin, heated towel rail and open shower cubicle.

Parking

There is allocated parking for one car in a private car park, located at the back of the property which is accessed from Portersbridge Street

Location

Temple Court House is situated within the town centre and 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.

Sellers Position

Buying on

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

Service Charge

£3,858 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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