



17 Montfort College | £275,000
 Botley Road, Romsey, Hampshire, SO51 5PL





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Summary

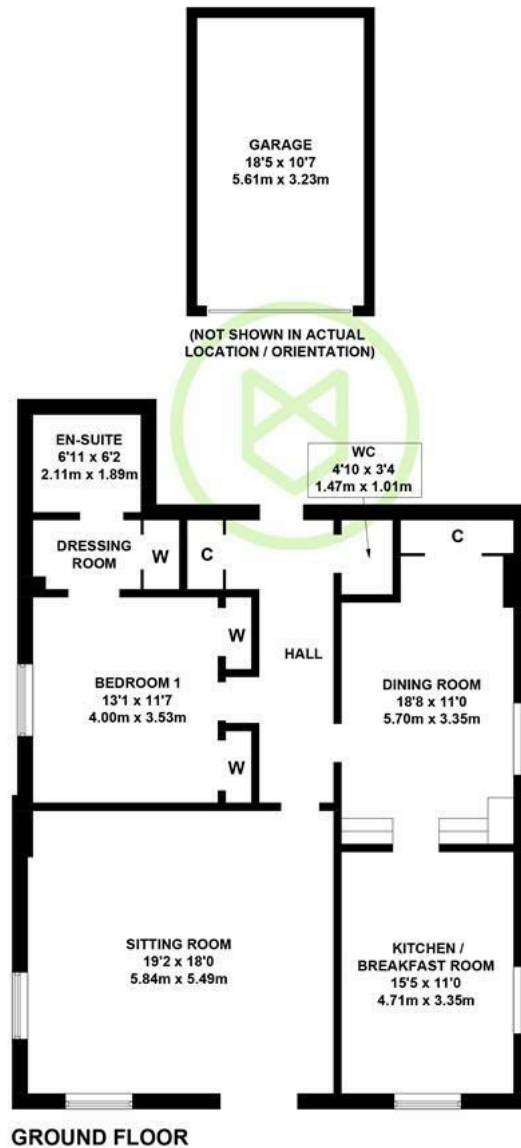
A well-presented ground floor apartment within the prestigious Montfort College development, offered for sale with no forward chain. Benefitting from its own private entrance and the advantage of a garage, this attractive home is set within beautifully maintained communal grounds and enjoys easy access to excellent local amenities. The accommodation comprises a generous double bedroom with built-in wardrobes, a dressing area and en-suite shower room, a spacious sitting room, a kitchen/breakfast room opening through to the dining room, and a separate WC. Montfort College is a highly regarded development, renowned for its attractive surroundings and convenient location.

Features

- One of the larger one bedroom apartments located within Montfort College
- Offered for sale with no forward chain
- Beautifully kept communal gardens
- One double bedroom with built in wardrobes and en-suite bathroom
- Kitchen/breakfast room and formal dining room
- Garage and off-road parking
- What3words [///recreated.vintages.spectacle](https://www.what3words.com/recreated.vintages.spectacle)

EPC Rating

Energy Efficiency Rating
Current C
Potential C



APPROXIMATE GROSS INTERNAL AREA = 1174 SQ FT / 109.1 SQ M
GARAGE = 196 SQ FT / 18.2 SQ M
TOTAL = 1370 SQ FT / 127.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1307342)

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

Entrance

Montfort College is accessed via a secure entry system, providing residents with both privacy and peace of mind. Upon entering the communal hallway, Apartment 17 is situated on the right-hand side. In addition, the property benefits from its own private entrance, approached via a flight of steps leading to double doors.

Accommodation

Accessed via a communal hallway, the front door opens into a spacious entrance hall, providing access to a WC, storage cupboard, sitting room, dining room and bedroom. The impressive sitting room enjoys a bright double-aspect outlook with large sash windows overlooking the attractive communal gardens. Fitted bookcases add character, while doors open directly to the front of the apartment. The separate dining room offers ample space for a dining suite and benefits from built-in storage, fitted display shelving and an opening through to the kitchen/breakfast room. The kitchen/breakfast room provides space for a table and chairs and is fitted with a comprehensive range of cupboards and drawers, and integrated appliances. The bedroom is a generous double room featuring built-in wardrobes and a dressing area with wash basin. An en-suite bathroom is fitted with a WC and bath with shower attachment. Throughout, the apartment offers well-proportioned accommodation, excellent storage and attractive views of the communal gardens.

Outside

A particular feature of Montfort College is its beautifully maintained communal gardens, which surround the development and provide attractive areas for residents to enjoy throughout the year.

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 occupies an idyllic setting to the south-east of Romsey town centre. A convenience store is within easy walking distance, while bus stops located directly outside the development provide regular services into Romsey and the surrounding area. Within the nearby locality are the popular Luzborough Public House and a large recreational park with children's play area, offering excellent leisure facilities close at hand.

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

Sellers Position

No forward chain

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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