



1 Glebe Court | £325,000

Abbotswood Common Road, Romsey, SO51 0ES

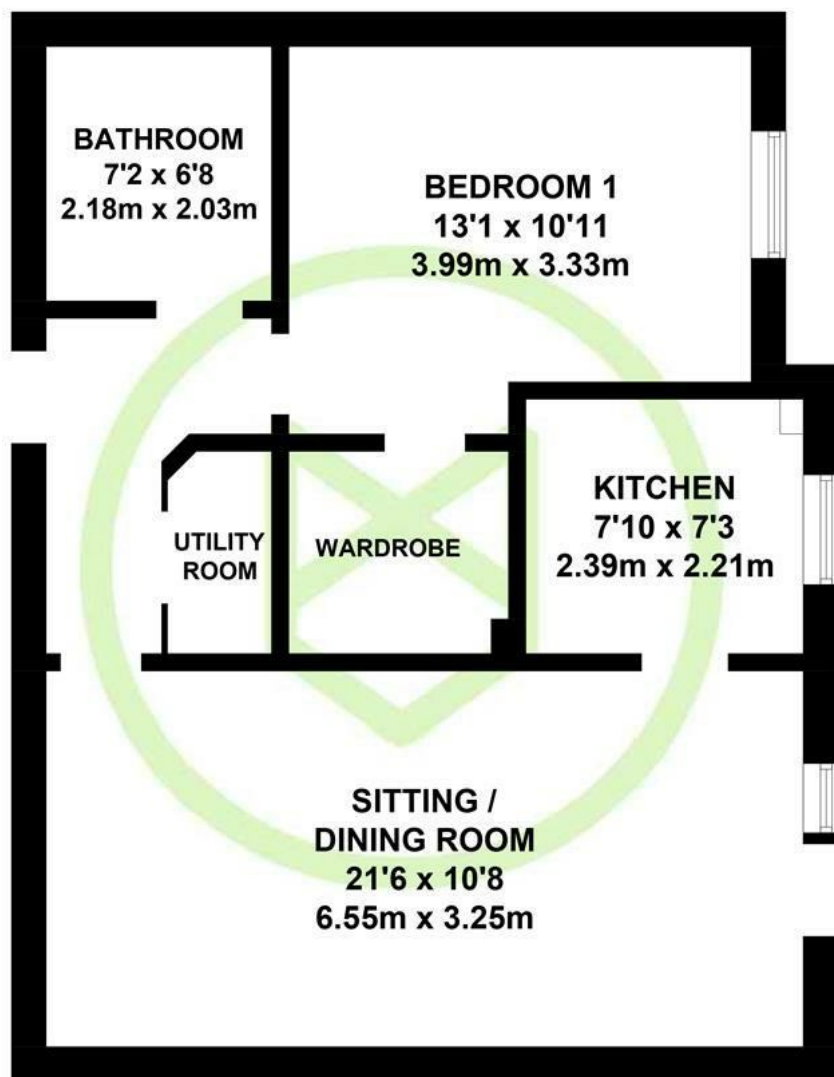




1 Glebe Court  
Abbotswood Common Road, Romsey, SO51 0ES

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





## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 597 SQ FT / 55.5 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1139411)

## Summary

Built by McCarthy & Stone in 2023, Glebe Court is a perfectly positioned retirement complex close to local amenities. Offered with no onward chain, this luxurious ground floor apartment features a spacious double bedroom with walk in wardrobe, open plan sitting/dining room, shower room, kitchen, utility area and private patio.

## Features

- Retirement apartment built by McCarthy & Stone in 2023, exclusively for the over 60's
- One bedroom ground floor apartment with private patio
- 24-hour emergency call system and secure video entry
- Communal lounge with regular community events
- Useful guest suite for friends and family.
- Offered with no onward chain
- Pets allowed

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# 1 Glebe Court

Abbotswood Common Road, Romsey, SO51 0ES

## Entrance

Accessed via a secure video entry and 24/7 call system, the apartment is located just a short walk from the foyer on the ground floor.

## Accommodation

Upon entry, the inviting entrance hall allows access for the bedroom, bathroom, sitting/dining room and utility room. The bedroom is a spacious double which benefits from a large walk in wardrobe. The utility cupboard offers useful storage and provides plumbing for washing machine. The open plan sitting/dining area is a bright and airy room with access through to kitchen and door out to the private patio. The modern kitchen has a selection of wall and base storage units, fridge/freezer, oven, hob and extractor above. The shower room features floor to ceiling tiles, walk in shower, WC and wash basin.

## Outside

The apartment enjoys it's own private patio area.

## Communal Facilities

Glebe Court benefits from an array of communal facilities. These include communal lounge with regular community events, beautifully landscaped gardens, and useful guest suite. Other benefits include a house manager, 24-hour emergency call system, communal parking, lifts to all floors and mobility scooter room.

## Parking

Communal parking available.

## Location

This location enables convenient access to local shops and amenities. In addition, Romsey (2.5 miles) offers a wide choice of boutique eateries and High Street brands for a perfect day or evening out in the town. Nearby Broadlands House is just south of the town centre and is the former home of Lord Palmerston, with extensive parklands open to the public. For longer countryside adventures the bordering River Test offers an abundance of scenic walks and breath-taking views across Romsey Abbey. Fishlake Meadows nature reserve, Bentry Woodland, Hillier Arboretum and the Sir Harold Hillier gardens are all nearby and there are excellent transport links to Winchester, Southampton and Bournemouth and connecting to the rest of the South from the M27 and M3.

## Sellers Position

No onward chain

## Tenure

Leasehold

## Service Charge

£4,003.79 per annum

## Lease Length

999 years from 2022

## Council Tax

Test Valley - Band B

## Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

