



11 Quoyne Court | £375,000  
Romsey, Hampshire, SO51 8AP

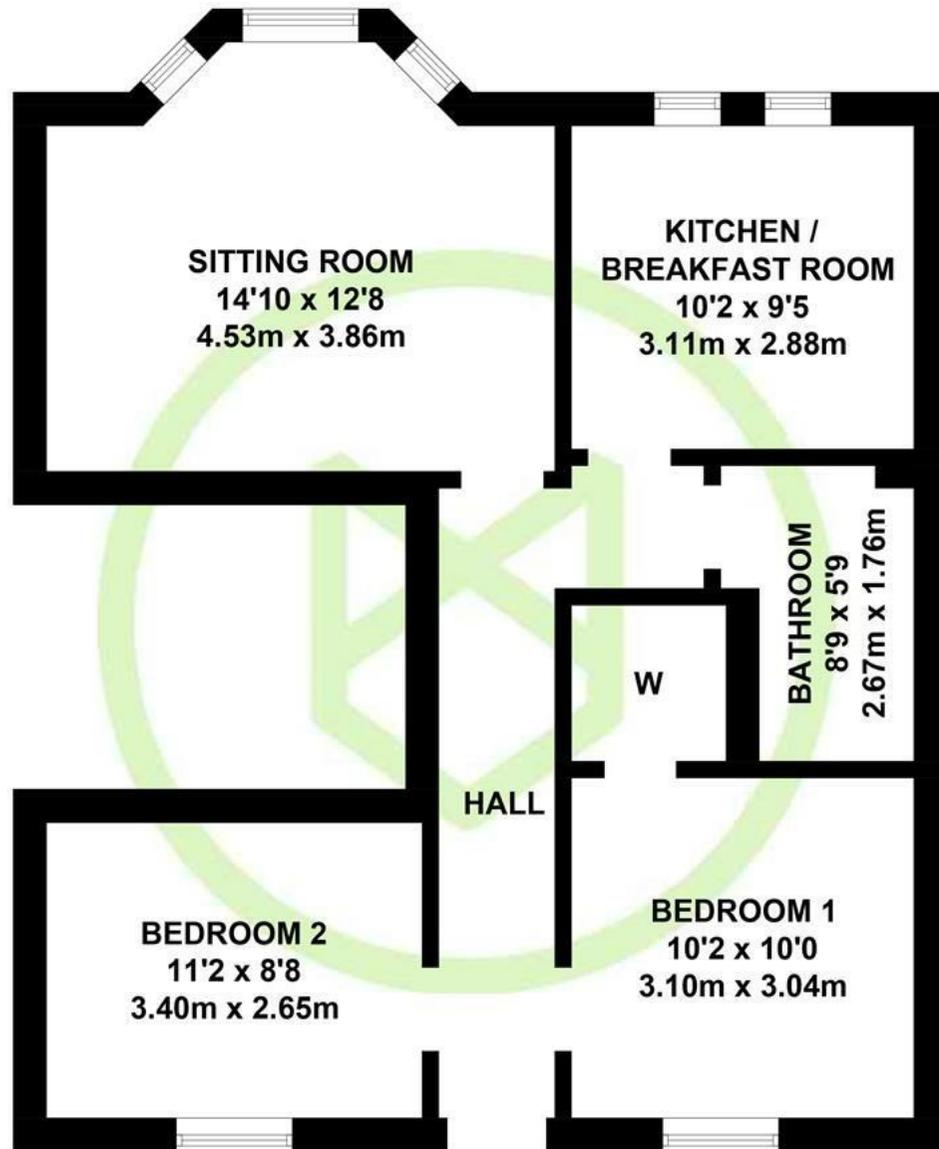




11 Quoyne Court  
Romsey, Hampshire, SO51 8AP

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## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 648 SQ FT / 60.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1276384)

## Summary

An immaculate ground floor apartment superbly positioned in the heart of Romsey town centre and offered for sale with no onward chain. Facing onto Station Road and beautifully presented throughout, the property features two generous double bedrooms, with the principal bedroom benefitting from a walk-in wardrobe. There is a spacious sitting room with an attractive bay window and electric fireplace, a well-equipped kitchen/breakfast room, and a stylish modern shower room. Outside, residents enjoy access to a communal patio area, a useful storage space and allocated parking for one vehicle, making this a wonderfully convenient and move-in ready home.

## Features

- Rarely available ground floor apartment
- Immaculately presented throughout
- Two double bedrooms
- Modern shower room
- Allocated parking for one vehicle
- Positioned within Romsey Town centre
- Offered with no onward chain
- Share of Freehold

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 11 Quoyne Court, Romsey, Hampshire, SO51 8AP

## Accommodation

Accessed via its own private ground floor entrance, this beautifully maintained apartment immediately impresses with its light, immaculate presentation and welcoming feel. The entrance hall provides access to all rooms, leading through to a generous principal double bedroom complete with a superb walk-in wardrobe, while the second bedroom is also a comfortable double. The sitting room is wonderfully bright and airy, enhanced by a large bay window that fills the space with natural light and an attractive electric fire creating a charming focal point. The well-appointed kitchen/breakfast room offers a range of wall and base units, space for a breakfast table and chairs, and integrated appliances including a hob with extractor above, oven, washing machine, fridge/freezer and dishwasher. A stylish modern shower room completes the accommodation, beautifully finished with floor-to-ceiling tiling, a walk-in shower, WC and wash basin.

## Outside

The home benefits from access to a communal patio area and useful storage cupboard.

## Parking

Allocated parking for one vehicle

## Location

Duttons Road is in the heart of Romsey, located within a short level walk of the town centre along with all the extensive amenities this market town has to offer including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

## 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

## Maintenance Charge

£2,266 per annum

## Sellers Position

No onward chain

## Heating

Gas underfloor heating

## 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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