



15 Abbey Lodge | £159,950
Bridge Road, Romsey, Hampshire, SO51 8LJ

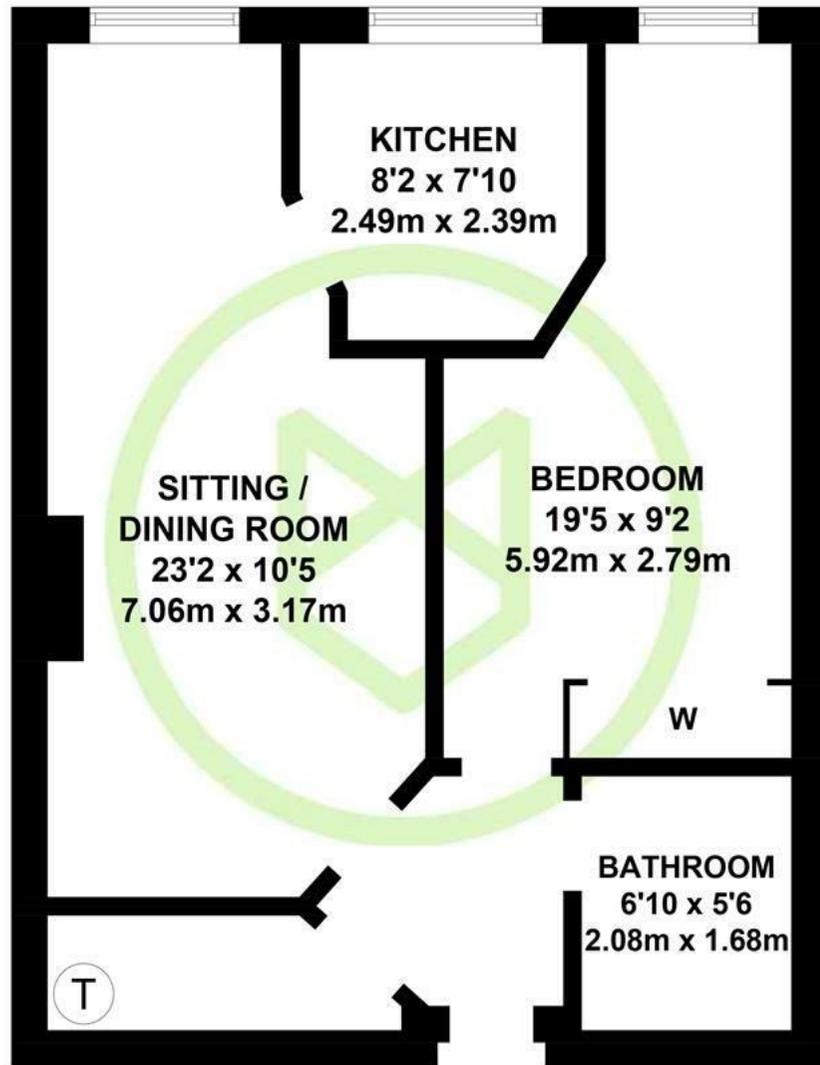




15 Abbey Lodge
Bridge Road, Romsey, Hampshire, SO51 8LJ

01794 521339 / 02380 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
540 SQ FT / 50.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID920077)

Summary

An immaculate first floor retirement apartment, offered for sale with no onward chain. Located within Abbey Lodge in the town centre of Romsey, this beautiful home comprises spacious sitting/dining room, modern kitchen, double bedroom with fitted wardrobes and shower room. A lodge manager is onsite weekdays, and communal facilities include well kept gardens, resident's lounge, resident's laundry room and a well being suite.

Summary

- Located a short flat walk into Romsey Town Centre
- Churchill age exclusive retirement development
- Large double bedroom benefitting from fitted wardrobe
- Located on the first floor and accessed via lift or staircase
- Newly redecorated and refurbished with new curtaining and carpeting throughout
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Entrance

The ground floor security entrance door opens into the communal reception area where the Lodge Manager is onsite Monday-Friday 9am-5pm and careline on 24/7. There is a resident's lounge, 'The Well Being Suite' and residents laundry room. The home is found on the first floor which is access via stairs or lift.

Accommodation

The entrance hallway provides access to spacious storage cupboard, bedroom, bathroom and sitting/dining room. The bedroom is a large double benefitting from fitted wardrobe. The bathroom comprises shower cubicle, WC, wash basin, heated towel rail and immaculate floor to ceiling tiles. The sitting/dining room is a bright and airy room with ample space for table and chairs, electric fire creating a real focal point and door through to kitchen. The kitchen comprises a selection of eye and base level units, electric hob with extractor above, oven and fridge and freezer.

Outside

Abbey Lodge has beautifully maintained communal grounds to the rear of the accommodation. Including a large area laid to lawn, large patio seating area & shrubs bordering the gardens.

Parking

Residents communal parking is available onsite with further public parking on Bridge Road

Location

The quiet and sought-after development of Abbey Lodge, Bridge Road, is situated in the centre of Romsey within a short level walk of 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.

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

Tenure

Leasehold

Length of lease

125 years from 2014

Ground Rent

£661 per annum

Service Charge

£3,030 per annum

Seller Position

No onward chain

Council Tax

Test Valley - Band B

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