



Henshaw
Fox

4 Abbey Lodge | £180,000
Bridge Road, Romsey, Hampshire, SO51 8LJ



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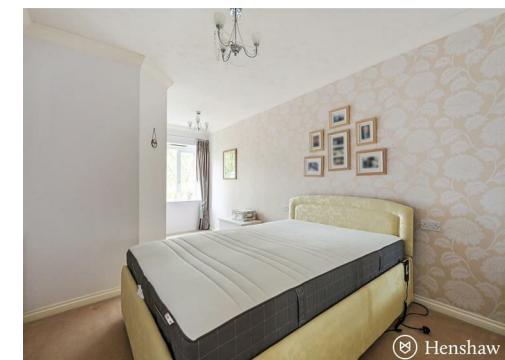
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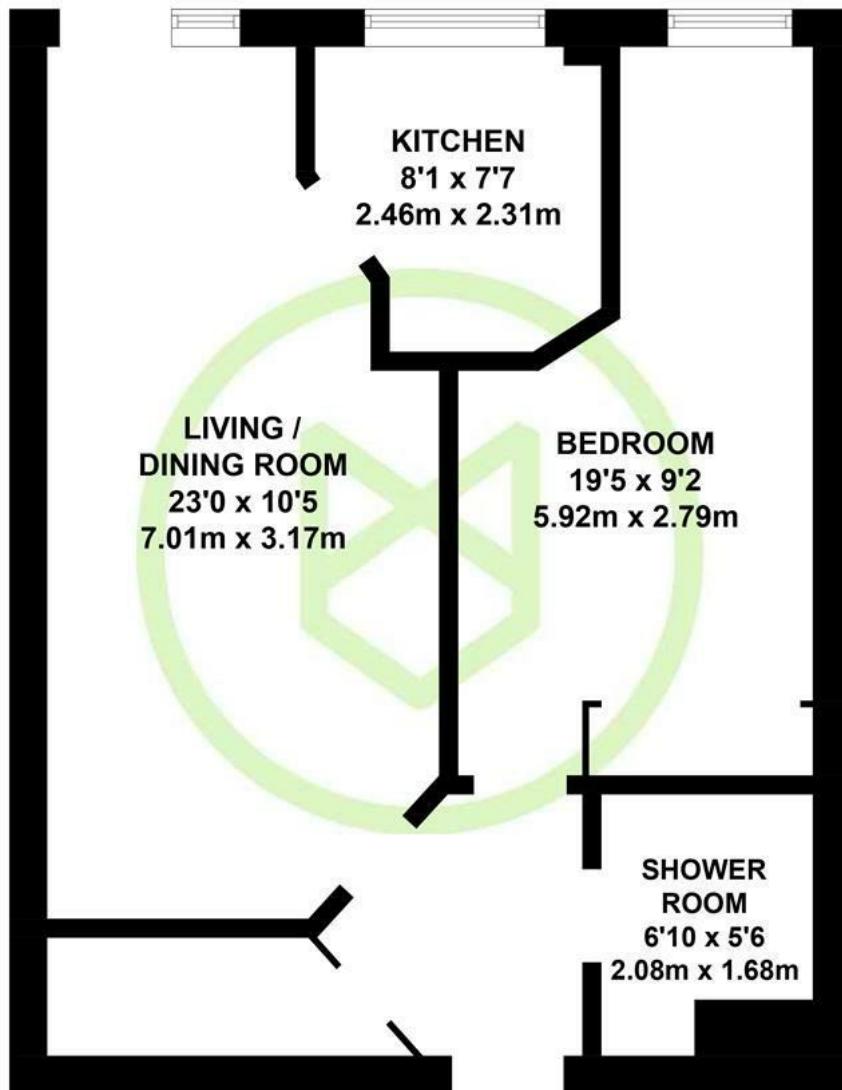


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4 Abbey Lodge
Bridge Road, Romsey, Hampshire, SO51 8LJ

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GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 536 SQ FT / 49.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1203032)

Summary

A highly desirable ground floor apartment located within this sought-after retirement development, just a short distance from Romsey town centre. Offered for sale with no forward chain, the property features a well-proportioned double bedroom with a fitted wardrobe, a modern shower room, and a bright and airy sitting/dining room. The contemporary kitchen is equipped with built-in appliances. The development benefits from an on-site lodge manager available on weekdays, and residents enjoy access to excellent communal facilities, including beautifully maintained gardens, a residents' lounge, laundry room, and a well-being suite.

Features

- Offered with no onward chain
- Churchill Age exclusive retirement apartment located on the ground floor
- Ideally situated on a short flat walk into Romsey town centre
- Open plan sitting/dining room and modern kitchen
- Spacious double bedroom and shower room
- Lodge Manager on site week days 9am- 5pm
- A private suite for residents guests
- Beautifully kept communal gardens

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Entry

Abbey Lodge is accessed via a secure entry system, opening into the communal reception area. There is also a residents lounge, well being suite and residents laundry room.

Accommodation

The front door opens into a large entrance hallway which provides access to the sitting/dining room, shower room, bedroom and a large storage cupboard with a light, shelving a hot water tank. The sitting room is a large space with ample room for dining table and chairs, a door opens into the kitchen and a door opens to a communal external decked area. The modern kitchen has been fitted with a range of cupboards and drawers, built in oven with hob and extractor canopy over, a built-in fridge and built in freezer. The bedroom is a large double room benefiting from a fitted wardrobe providing ample storage. The shower room is fully tiled and fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle and chrome heated towel rail.

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.

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.

Sellers Position

No onward chain

Tenure

Leasehold

Length of Lease

114 years remainig

Service Charge

Approximately £3,800 per annum

Ground Rent

£662.3 per annum

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.

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