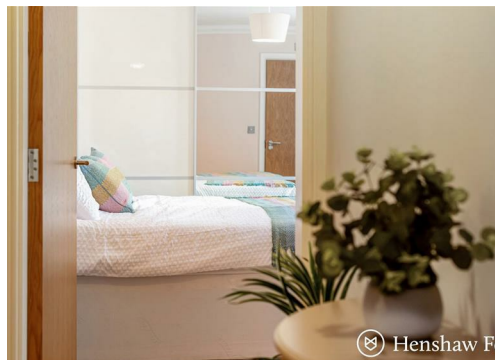




11 Brewery Lane | £300,000
Romsey, Hampshire, SO51 8JU

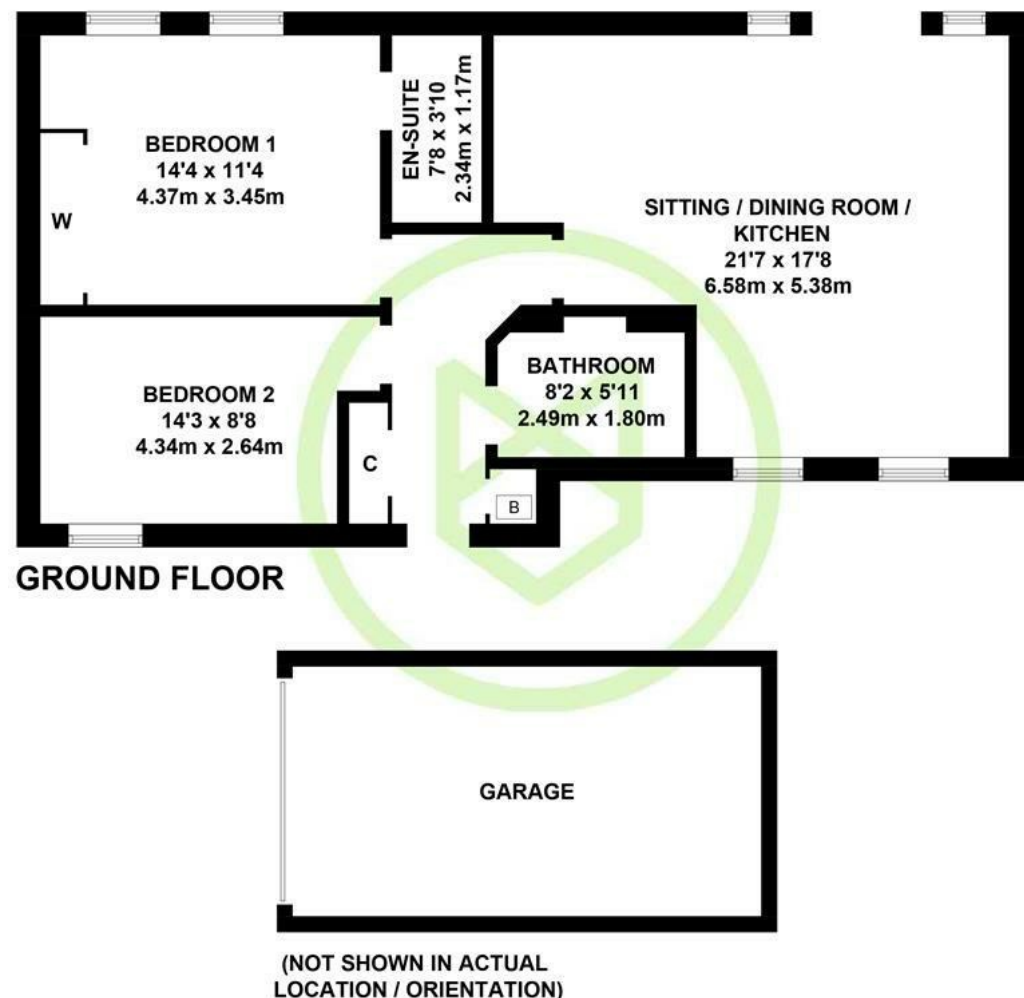




11 Brewery Lane
Romsey, Hampshire, SO51 8JU

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





APPROXIMATE GROSS INTERNAL AREA
778 SQ FT / 72.3 SQ M
(EXCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1336894)

Summary

Offered for sale with no forward chain, this spacious ground-floor apartment is ideally positioned within a short, level walk of Romsey town centre and benefits from its own private gardens. The accommodation comprises two double bedrooms, with bedroom one featuring fitted wardrobes and an en-suite shower room, a further shower room and a light-filled, open-plan sitting/dining room and kitchen with double doors opening outside. Further benefits include a garage and two private gardens.

Features

- Ground floor apartment located on a short, level walk into Romsey town centre
- Front and rear gardens
- Underfloor heating
- Two double bedrooms, bedroom one with fitted wardrobes and en-suite shower room
- Spacious open-plan sitting/dining room and kitchen
- Further shower room
- Garage
- Offered for sale with no forward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential B

The Granary

11 Brewery Lane, Romsey, Hampshire, SO51 8JU

Entrance

Upon entering The Granary, Apartment 11 is located immediately on the right-hand side.

Accommodation

The front door opens into a welcoming entrance hallway, which immediately sets the tone for this light and spacious apartment. To the left is a useful double storage cupboard, ideal for shoes and coats, while a further cupboard houses the boiler. The open-plan sitting/dining room and kitchen is a particularly spacious and light-filled room, enjoying a pleasant double aspect and double doors that open directly onto the rear garden. The kitchen is fitted with a range of cupboards and drawers, complemented by a breakfast bar, integrated appliances include a 'Neff' oven, 'Neff' gas hob with extractor canopy over, slimline dishwasher, fridge/freezer and washer/dryer. The generous living area provides ample space for both seating and dining furniture. Bedroom one is a generous double room and benefits from fitted wardrobes and soft closing drawers. A door leads to the en-suite shower room, which features fully tiled walls and flooring. The suite comprises a walk-in shower, WC, wash basin and heated towel rail. Bedroom two is another well proportioned double room and would equally serve as a study or home office if required. The separate shower room features fully tiled walls and flooring, with a suite comprising a walk-in shower, WC, wash basin and heated towel rail.

Outside

A rear garden is accessed from the dining area via double doors, this leads to an additional courtyard garden at the front of the property.

Parking

A garage is located in a nearby row of four garages, and is the second garage in from the right hand side.

Location

Brewery Lane is situated within Romsey town centre, close to 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

Property sold with vacant possession

Tenure

125 Years from 2012

Charges

Ground Rent and Insurance - Approximately £611 per annum

Heating

Gas underfloor heating

Council Tax

Band C - Test Valley Borough Council

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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