



Flat 44, The Malthouse | £230,000
Brewery Lane, Romsey, SO51 8JX

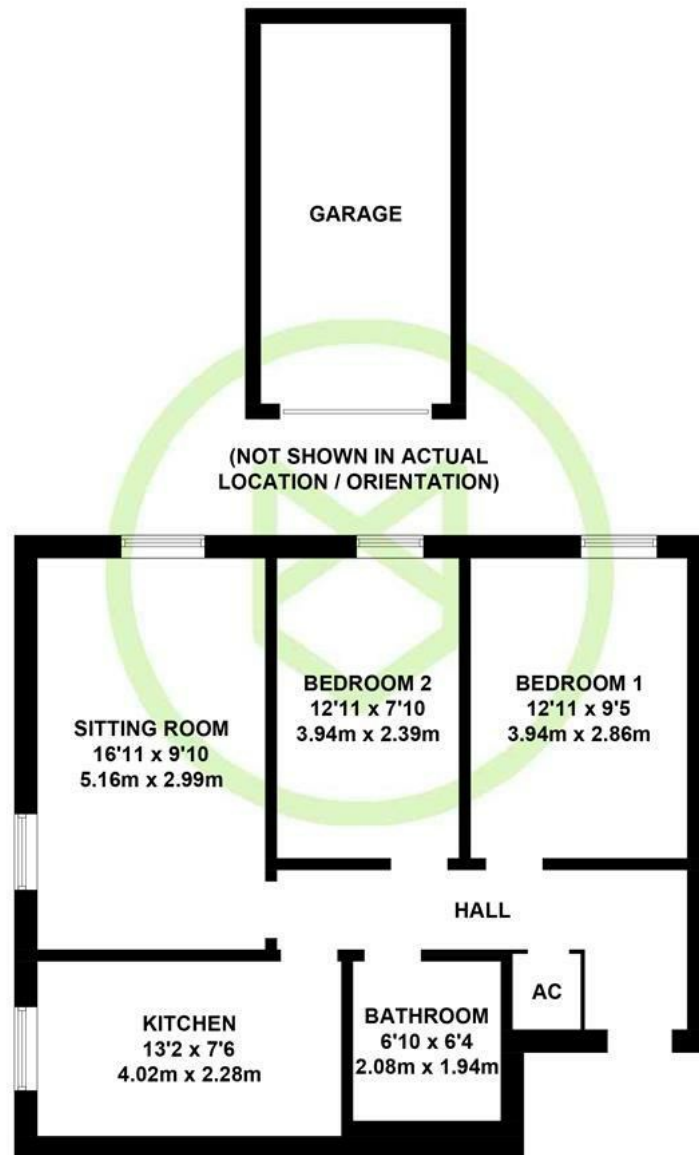




Flat 44, The Malthouse
Brewery Lane, Romsey, SO51 8JX

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THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 659 SQ FT / 61.2 SQ M
(EXCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1333605)

Summary

Situated in a charming Grade II Listed building and within a short flat walk of Romsey Town centre. Nestled on the top floor, this spacious apartment features two double bedrooms, modern bathroom, open plan sitting/dining area and well-appointed kitchen. The home also benefits from a single garage and access to communal grounds.

Features

- Located within a charming Grade II Listed building
- A short flat walk to Romsey Town centre
- Situated on the top floor. Can be accessed via stairs or lift
- Single garage
- Two double bedrooms
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential D

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Entrance

Accessed via a secure communal entrance, the apartment is located on the top floor via stairs or lift.

Accommodation

On entering the apartment, the welcoming hallway provides access to two well-proportioned double bedrooms, the bathroom, kitchen and separate sitting room, with an inner hall also benefiting from a useful airing cupboard. Presented in very good condition throughout, the property offers comfortable and versatile accommodation. The contemporary bathroom is neatly finished and comprises a bath with shower over, WC and wash hand basin. The separate sitting room provides a comfortable space for relaxing and benefits from dual-aspect windows, creating a bright and naturally light environment. The kitchen is accessed directly from the hall and is fitted with a range of modern wall and base units, offering ample storage and useful preparation space, together with an oven, hob and extractor hood, integrated fridge/freezer and dishwasher, and plumbing for a washing machine.

Location

Brewery Lane is situated within Romsey town centre, and 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.

Parking

Garage leased. Talk to agent

Location

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Tenure

Leasehold

Lease Length

105 years remaining

Service Charge

£3,198 per annum

Ground Rent

£250 per annum

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.

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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