



Comley Court, Bell Street, Romsey, Hampshire, SO51 8AL

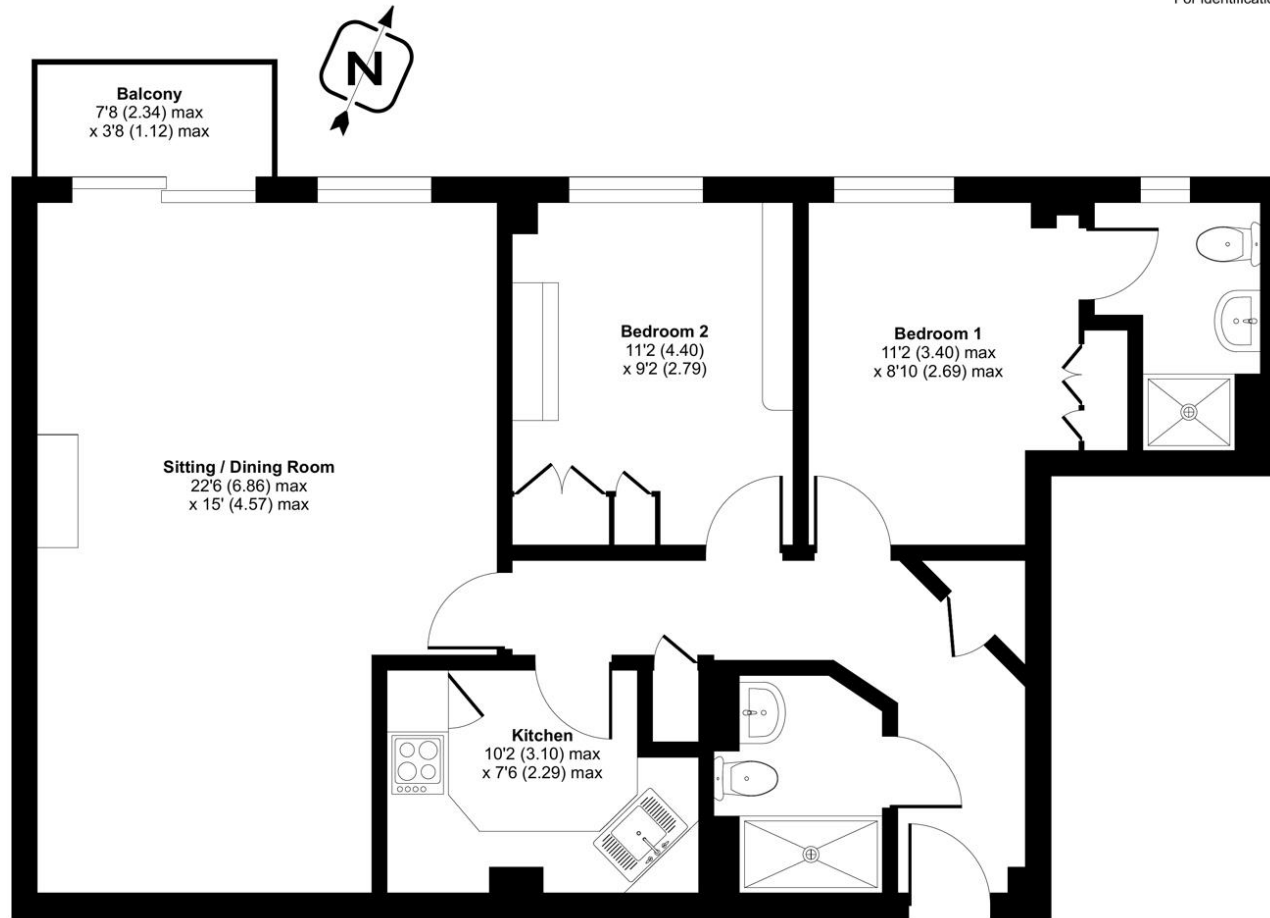


ACCOMMODATION

Discover this fantastic first-floor apartment in the heart of central Romsey which is superbly located close to all the amenities including many restaurants, shops and cafes offered to the market with no onward chain. This first-floor apartment boasts two generously sized bedrooms, with the master bedroom featuring an en-suite shower room for added privacy and convenience. There is another shower room with a large walk-in shower serving the other modern bedroom. The spacious living room, adorned with high ceilings, is bathed in natural light, creating an inviting and open atmosphere and opens up to a private balcony. The modern kitchen offers plenty of worktop space and storage and includes a built-in fridge freezer and hob. The building's lift ensures easy accessibility, and an allocated parking space adds to the convenience.

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1024390



SITUATION

The beautiful market town of Romsey has an array of amenities to offer including a Waitrose, Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey railway station is also located a short walk from the property, the M27 can be accessed at junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.



SPECIFICATION

- Sought after location
- Central Romsey
- Two bedrooms
- Walk in shower room
- En suite to the master bedroom
- Allocated parking

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: C

GUIDE PRICE

Asking Price £375,000

TENURE

Share of Freehold

Charges: £1,874 paid per annum for the share of the freehold.