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

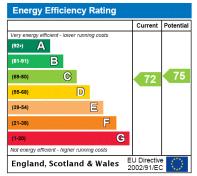


## ACCOMMODATION

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.

Balcony 7'8 (2.34) max x 3'8 (1.12) max Bedroom 2 Bedroom 1 11'2 (4.40) x 9'2 (2.79) 11'2 (3.40) max x 8'10 (2.69) max Sitting / Dining Room 22'6 (6.86) max x 15' (4.57) max Kitchen 10'2 (3.10) max x 7'6 (2.29) max FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified RICS International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Property Measurer 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.

Approximate Area = 792 sq ft / 73.5 sq m For identification only - Not to scale





## 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.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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