



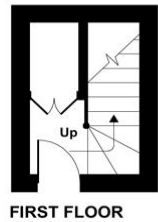
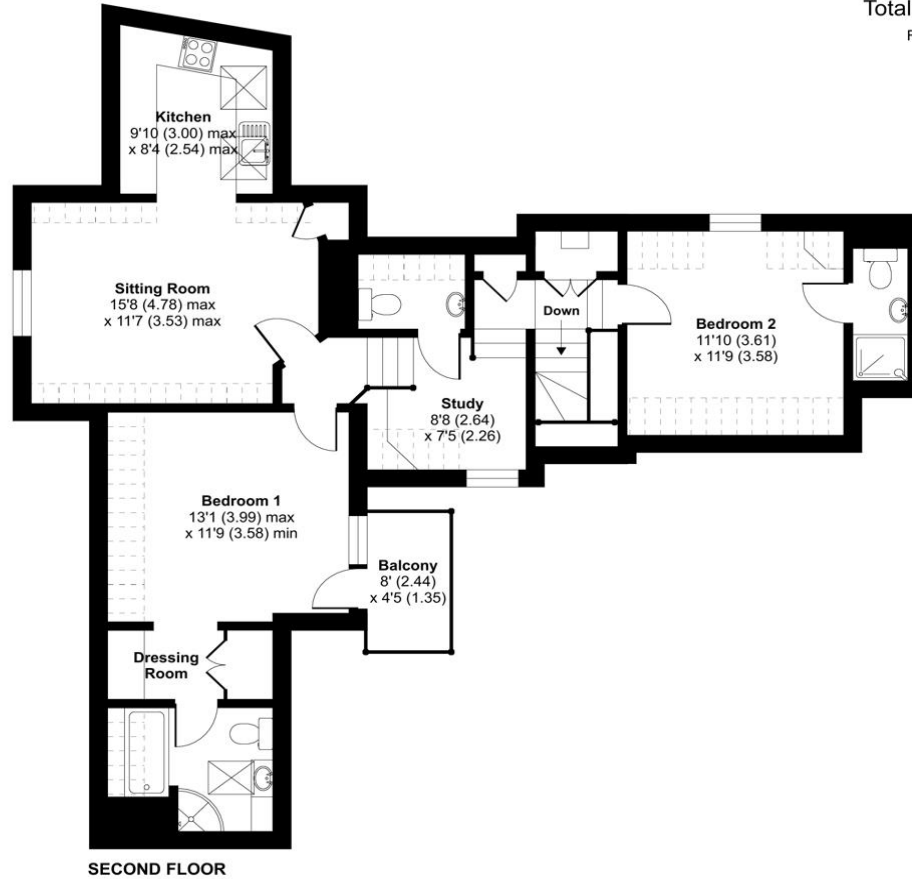
Horsefair House, The Horsefair, Romsey, Hampshire, SO51 8LL



ACCOMMODATION

Situated in the heart of The Horsefair, Romsey, this exceptional two-bedroom apartment offers a unique blend of modern convenience and architectural charm. Converted to residential dwellings in 2014, this particular apartment stands out as the jewel of the development, boasting a distinct feeling of a house spread across two floors. Entering through the meticulously maintained communal entrance, a staircase takes you up to the apartment. In the entrance lobby there is a large storage cupboard. Ascending to the first floor, bedroom two awaits, a spacious double room complete with an en-suite bathroom. The accommodation continues to the mid floor, featuring a convenient cloakroom and a landing area perfect for a cosy reading nook. A small flight of stairs ascends to the heart of the home where there is an open plan kitchen/sitting/dining room. The contemporary kitchen, with sleek grey units and ample storage, is illuminated by dual Velux windows, flooding the space with superb natural light. The sitting/dining area offers a warm and inviting retreat. The principal bedroom, another double, boasts a luxurious four-piece en-suite bathroom, bespoke fitted storage and a private balcony. This room is currently utilised as an additional living room, showcasing the property's versatility. From the communal hallway a staircase leads down to the basement where there is a large storage cage for each apartment. There is also a rear door leading to the communal courtyard and rear carpark. This apartment benefits from two allocated parking spaces, one at the front and another at the rear, ensuring both convenience and comfort for its residents.

Approximate Area = 813 sq ft / 75.5 sq m
 Limited Use Area(s) = 155 sq ft / 14.4 sq m
 Total = 968 sq ft / 89.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108457



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The apartment is positioned within the town centre of Romsey. This beautiful market town has an array of amenities to offer including a Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists and some stunning walks. Romsey retains its regular street market as well as a thriving town centre and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning Abbey. Romsey is the loveliest of market towns and together with its boutique shopping and comfortable social life holds appeal for a wide range of prospective purchasers. Romsey train 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

- Exceptional two-bedroom apartment
- Superb location in the heart of Romsey town centre
- Contemporary open-plan kitchen/sitting/dining room
- Good storage in the basement and loft
- Communal courtyard
- Two allocated parking spaces

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - C

ASKING PRICE

£450,000

TENURE

Leasehold (with a Share of Freehold)

Length of lease – 990 years

No of years remaining – 981

Annual Service Charge - £1216.00

Annual Ground Rent – N/A

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.