



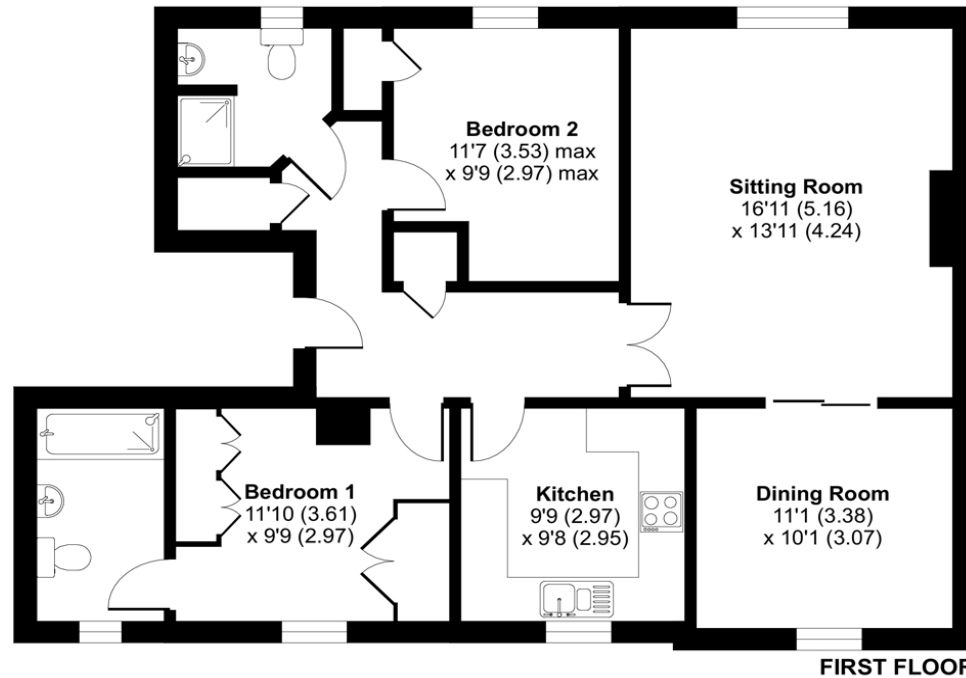


## ACCOMMODATION

Set within beautifully maintained grounds and just a short walk from Romsey town centre, this rarely available first-floor apartment offers nearly 1,000 sq. ft. of versatile and light-filled living space. From the moment you step inside, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The impressive lounge is bathed in natural light, with large windows framing stunning views of the communal gardens. A charming focal fireplace enhances the room's inviting atmosphere, while sliding doors open into the dining room, creating a seamless flow—ideal for entertaining or flexible living. The separate kitchen is thoughtfully designed, featuring stylish units, integrated white goods, and a pleasant outlook over the front of the development. Offering both practicality and contemporary appeal, this space is perfect for home cooking and dining. The apartment boasts two generously sized double bedrooms. The principal bedroom benefits from a beautifully appointed ensuite, complete with an Aqualisa shower, white suite, and fully fitted furniture. The second bedroom is equally well-proportioned and is served by a modern family bathroom. Additional highlights include ample storage throughout, allocated parking, and the advantage of no forward chain, making this an attractive and hassle-free opportunity for buyers. Apartments in this sought-after development are rarely available, making this an exceptional opportunity to secure a spacious and elegant home in the heart of Romsey.

Approximate Area = 914 sq ft / 85 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	77	80
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Charters Estate Agents Limited. REF: 1255759



### SITUATION

Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the South West, the ancient city of Winchester to the East and the major city and port of Southampton to the South. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning Abbey. Steeped in history from its Saxon roots and centred upon its imposing and prepossessing abbey, Romsey is the loveliest of market towns which has retained its intrinsic 'village' charm despite the modern onslaught of new housing requirements which has affected the integrity of many other towns and villages. Its sophisticated eateries, boutique shopping and comfortable social life holds appeal for a wide range prospective purchases from retirement to families looking for a safe and convenient lifestyle for their children. This is enhanced by its wealth of excellent local schooling within both the state and private sectors, which attracts many families to the area. Saturday morning strolls around Romsey with its variety of delicatessens and coffee shops serving gourmet breakfasts is an absolute treat. The Test Valley villages surrounding the town are also delightful, varied in their stature and amenities, yet all synonymously picturesque and attractive, offering a diverse range of architecture from pretty, small farm cottages, to impressive manor homes and estates.



#### **SPECIFICATION**

- Two bedrooms
- Allocated Parking
- En-suite Bathroom
- Modern shower room
- Focal fireplace

#### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band D

#### **ASKING PRICE £475,000**

#### **TENURE**

Leasehold

Unexpired Years: TBC

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,482 every six months

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