



5a Bell Street

Romsey, SO51 8GY

SPENCERS
ROMSEY





A superbly positioned two-bedroom duplex apartment, this characterful home enjoys an elevated outlook over Romsey Town Centre and the added benefit of a private courtyard garden.

Ground Floor

Entrance lobby

First Floor

Landing, Sitting Room, Kitchen/Dining Room, Family Bathroom

Second Floor

Two Double Bedrooms

Outside

Private Courtyard Garden

Guide Price £295,000

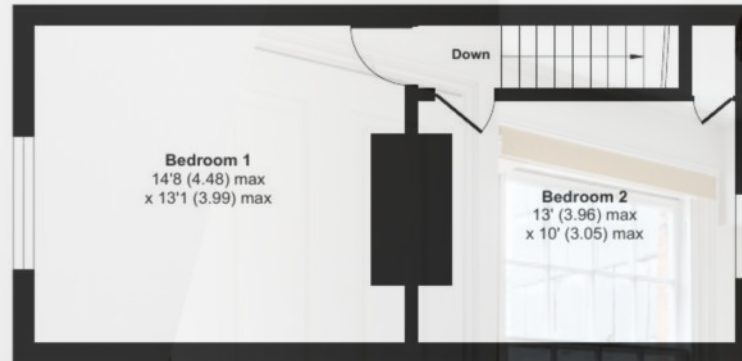


FLOOR PLAN

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Approximate Area = 901 sq ft / 83.7 sq m

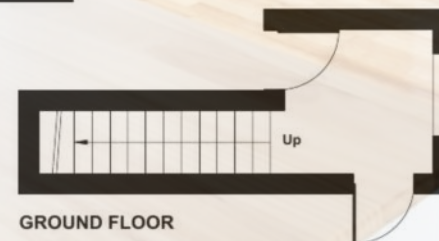
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





The Property

The property is accessed via its own private gate, opening directly into the courtyard garden, which provides a welcoming and secluded outdoor space. The front door leads into a useful entrance lobby, ideal for coats and shoes, with a staircase rising to the main living accommodation.

On the first floor, the landing opens to a well-proportioned kitchen/dining room, offering ample storage, space for white goods, and room for a dining set. The sitting room is a delightful space, featuring a charming fireplace with mantelpiece and a large original sash window overlooking The Hundred. Completing this floor is the family bathroom.

The second-floor hosts two generous double bedrooms, both offering comfortable proportions.





Outside

Externally, the private courtyard provides a quaint and peaceful seating area, perfect for enjoying the warmer months.

Directions

From Spencers Estate Agents in Romsey, head towards Bell Street. The apartment is located above No.5 Bell Street. Our agent will meet with you here and then walk to the apartments entrance.

The Situation

The property lies in the heart of the thriving old market town of Romsey and within moments of its excellent range of local amenities and facilities, which include an extensive range of shops, cafes, restaurants, bars, doctors and dentist surgeries, the charming 'Plaza' theatre and both Aldi and Waitrose supermarkets. There are also numerous leisure facilities and an excellent range of both private and state schools.

Romsey has a railway station and further benefits from first class communication links via the M27 and A36. Both Southampton and Bournemouth airports serve a variety of European destinations. A wide range of outdoor pursuits are well catered for with the New Forest being within easy reach and sailing on the Solent.





Additional Information

Energy Performance Rating: E Current: 50 Potential: 74

Council Tax Band: A

Local Authority: Test Valley

Tenure: Leasehold

Current Annual Ground Rent: £50

Current Annual Service Charge: £0

Lease Length: 102 years remaining

Heating: Electric

Services: Water and electric

Drainage: Public

Broadband: Super fast broadband speeds available at the property (Ofcom)

Mobile signal/coverage: Restricted coverage on some networks

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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