



31 The Malthouse, Brewery Lane, Romsey, Hampshire SO51 8JX

Winkworth



DELIGHTFUL TWO BEDROOM APARTMENT

We are delighted to offer this very well presented two-bedroom apartment, located near the heart of Romsey town centre, within just a few minutes' walk of its extensive amenities. The cathedral cities of Winchester and Salisbury are within easy commute, along with the commercial centres of Southampton and Bournemouth, both with international airports. In addition, there are good motorway and rail links to London and beyond.

The Malthouse is a grade two listed modern development of apartments, located on the site of the former 'Strong's Brewery'. This first - floor apartment has been beautifully maintained by the current owner. It comprises an entrance hall, leading to the open plan sitting/dining room, fully fitted kitchen with the addition of a recently replaced washing machine, two double bedrooms and a completely re-fitted bathroom with a large walk-in shower. The gas boiler has been replaced in the last 2 years.

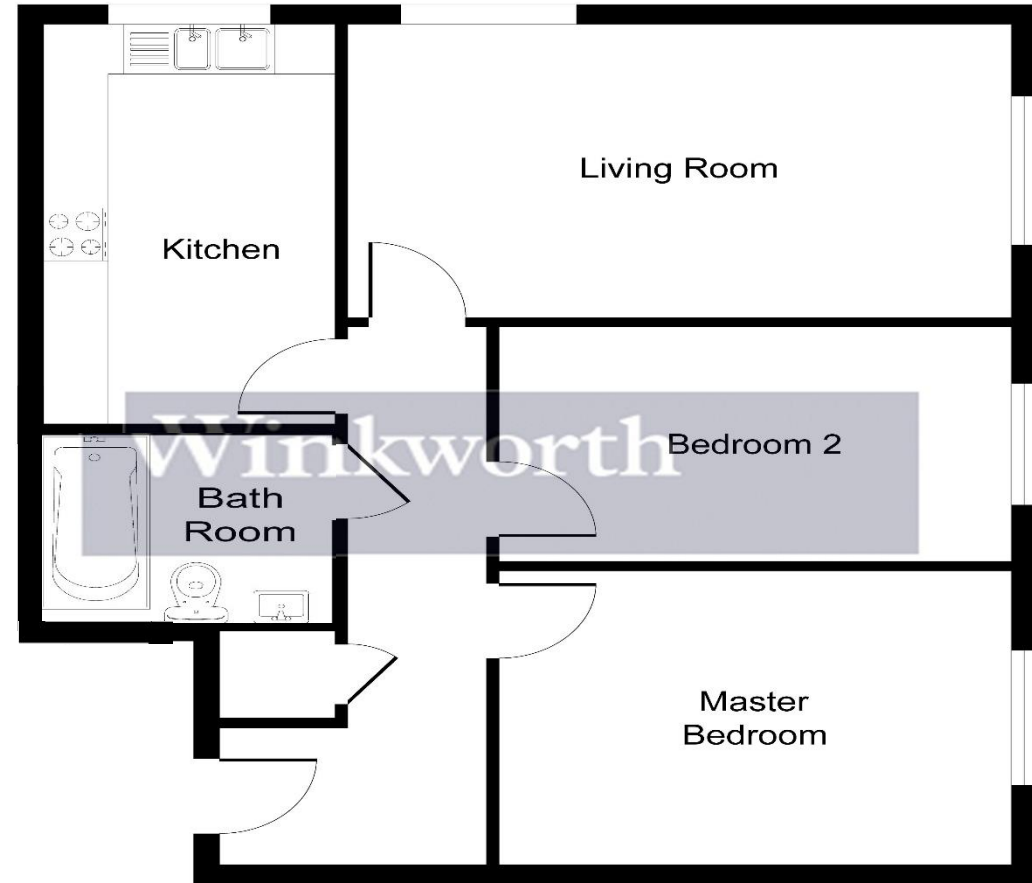
The property benefits from two lifts, gas central heating, double glazing and allocated parking for one car.

- Service Charge - £1584.25 per 6 months
- Ground Rent - £250 per year
- Lease - 125 years from 1st January 2006
- Council Tax - Band C - Test Valley Borough Council
- EPC - B
- Fibre-optic broadband

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Approximate Gross Internal Area
638 sq ft - 59 sq m



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

winkworth.co.uk/romsey

Winkworth Romsey

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