

£375,000 Leasehold

12 Quoyne Court, Duttons Road, Romsey, Hampshire, SO51 8AP

MICHAEL RHODES

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- Unique 3- bedroom 3-bathroom maisonette
- Prime location
- Very short walk to Waitrose & Town Centre
- Allocated car parking space
- Offered with no chain
- Ideal for professionals or downsizers











Location

This townhouse-style purpose-built apartment- with its own front door- is part of a sought-after development popular with professionals and downsizers, ideally located just a short level walk from Waitrose and Romsey Town Centre. The area offers a wide range of amenities, including an array of shops (including Bradbeers Department Store and Waterstones), cafes, and restaurants, ensuring convenience and vibrant local life. For those needing to travel, Romsey Railway Station is also within easy walking distance, providing excellent transport links to Southampton, Salisbury and beyond. This prime location offers both the benefits of a peaceful residential setting and easy access to surrounding cities such as Winchester, and to the New Forest as well as the coast.

Summary

This beautifully designed 3-bedroom maisonette spans three floors, providing a modern, living experience. On the ground floor, you'll find a welcoming hallway with a large built-in cupboard, and a staircase leading to the first floor where you'll find a bright and airy reception room perfect for entertaining. Adjacent to

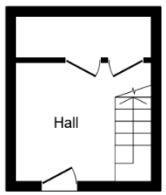




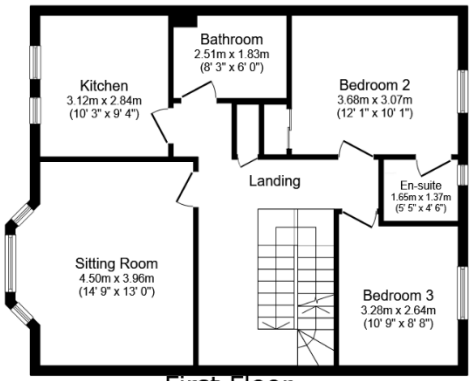
the living space is a stylish, fully equipped eat-in kitchen with integrated appliances. The first floor also has two double bedrooms one with an ensuite (the other could also be used as a further reception room) a floor- ceiling airing/ storage cupboard and family bathroom.

The second-floor landing provides access to the primary bedroom and is currently set up as a study area – perfect for working from home- with useful eaves storage and a walk-in cupboard. The natural light-filled primary bedroom offers restful relaxation and plenty of space for a king-size bed and other furniture in addition to its eaves storage and other built-in cupboard. This room is complemented by an ensuite with a shower cubicle, WC, heated towel rail and wash basin.

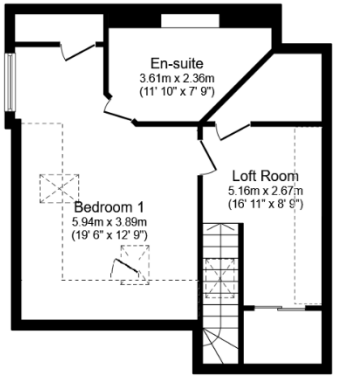
Throughout the natural-light filled maisonette, the neutral tones and modern design features (including the underfloor heating) create an inviting and comfortable atmosphere. The property itself has vast built-in storage but also has a large outdoor lockable store (ideal for bikes). It also benefits from an allocated parking space (additional resident street parking permit is possible) and access to the communal garden seating area.



Ground Floor
Floor area 10.9 m² (117 sq.ft.)



First Floor
Floor area 72.4 m² (779 sq.ft.)



Second Floor
Floor area 46.8 m² (504 sq.ft.)



Outbuilding
Floor area 2.8 m² (30 sq.ft.)

The sense of space can only be truly appreciated by a viewing experience which is highly recommended as this property is rarely available.

Ground Rent – £250 per annum

Service Charge - £1,420 per half year

Lease – 150 years from 2004 (possibility for share of freehold, speak to agent)









TOTAL: 132.9 m² (1,431 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Sellers Position: No Forward Chain

Heating: Gas

Drainage: Mains

Age: Built in 2004

Tenure: Leasehold

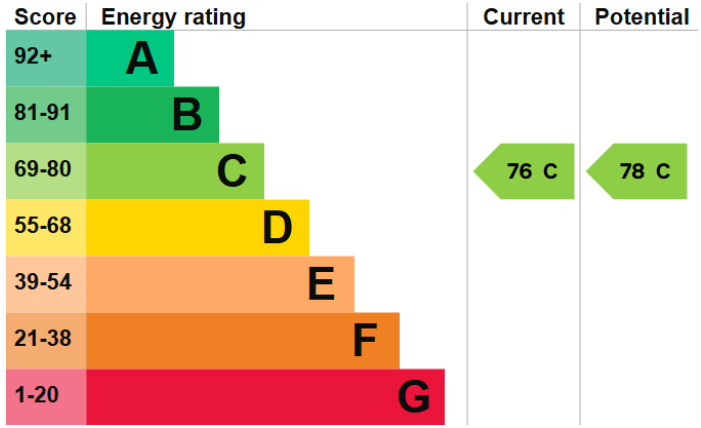
Council Tax: C

Date: 21/07/2026







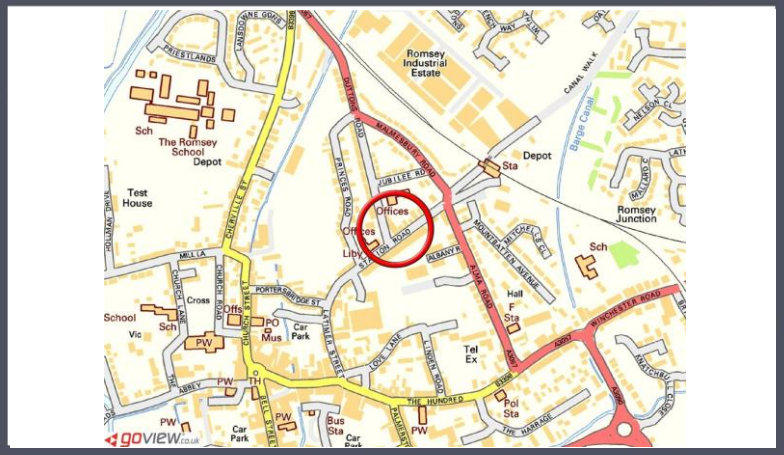


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SO51 8AP





Disclaimer
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. · The floor plans are for illustration purposes and not to scale · Michael Rhodes Limited is registered at Fleming Court, Leigh Road, Eastleigh, Hampshire SO50 9PD. Registered in England number 2969921.

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