



2 Bell Street Mews, 24 Bell Street, Romsey, SO51 8GW

£725 Per calendar month

A charming mews cottage located within the heart of Romsey town centre with its array of shopping and leisure facilities. The property is beautifully presented and benefits from a courtyard garden and a Juliette balcony overlooking the garden from the first floor sitting room.

ACCOMMODATION

Ground Floor

Entrance Hall: Stairs to first floor.
Bedroom: 12'3" x 10'2" (3.73m x 3.10m) Door to courtyard garden.
Bathroom: 6'5" x 5' (1.96m x 1.52m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, w.c.

First Floor

Sitting Room/Kitchen: 17'5" x 12'3" (5.31m x 3.73m) An open plan room with the kitchen area comprising built in oven, built in four ring electric hob, fitted extractor hood, washing machine, integrated dishwasher, integrated fridge, cupboard housing hot water tank. The sitting area benefits from Juliette balcony and doors overlooking the courtyard garden.

OUTSIDE

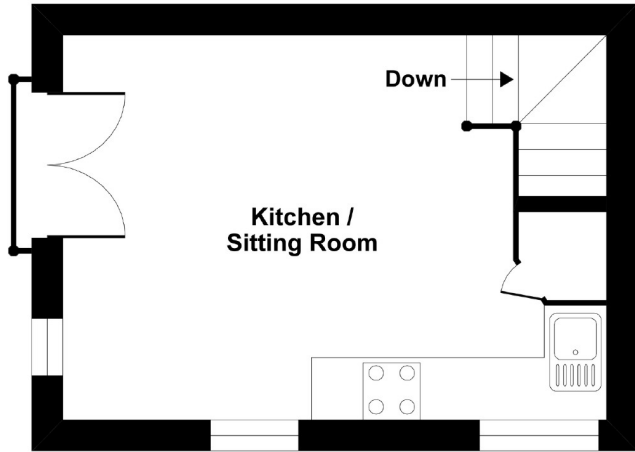
There is a courtyard garden and the property is a short walk into the centre of Romsey with its wide variety of amenities.

OTHER INFORMATION

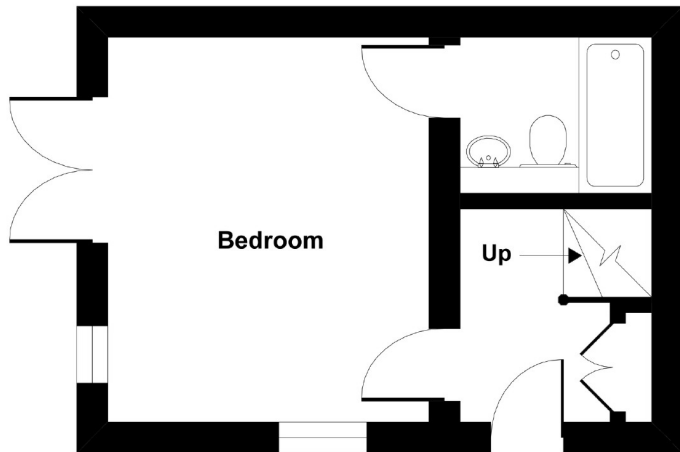
Approximate Age: 2007
Management: Fully managed
Availability: Immediate
Furnished/Unfurnished: Unfurnished
Infant/Junior School: Romsey Abbey Primary School
Secondary School: The Romsey School
Council Tax: Band B - £1,374.12 20/21
Local Council: Test Valley Borough Council - 01264 368000



Ground Floor = 215 sq ft / 19.9 sq m
 First Floor = 215 sq ft / 19.9 sq m
 Total = 430 sq ft / 39.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		64
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		60			83
England & Wales <small>EU Directive 2002/91/EC</small>			England & Wales <small>EU Directive 2002/91/EC</small>		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2020. Produced for Sparks Ellison. REF: 651450

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