

4 Stanbridge Manor

Guide Price £850,000
(other fees apply)



It can only be Audley.



Occupying an enviable and rarely available position within the historic Stanbridge Manor, this impressive two bedroom apartment combines period charm with stylish contemporary living, offering elegant and generously proportioned accommodation with beautiful garden and lake views in a peaceful semi-rural setting. The property is rich in character, boasting unusually generous room sizes, including a particularly impressive sitting room which would make an exceptional entertaining and living space, enhanced by attractive wall panelling, large picture windows overlooking the landscaped gardens and lake, and a feature fireplace adding warmth and yet more character.

Key Features

- Found within the historic manor house, offering the most convenient access to amenities and lifestyle benefits
- Modern Siematic Kitchen with selection of premium integrated appliances including fridge freezer, electric oven, microwave grill, ceramic hob, washer dryer and dishwasher
- Period charm and character features throughout
- Beautiful garden and lake views
- Generously proportioned rooms with extensive built in storage

Fees

Monthly Management Fee: £1209.13

Annual ground rent: £500

Annual parking: £251.23

Council Tax Band: E

Tenure: Leasehold 250 years (from 2019)

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

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4 Stanbridge Manor, Mortimer Drive, Romsey, SO51 0DW

Approximate Area = 1676 sq ft / 155.7 sq m

For identification only - Not to scale



Internal Measurements	Metric (m)	Imperial (ft)
Living room /	7.73 x 4.54	25'4 x 14'11
Kitchen	5.47 x 5.32	17'11 x 17'5
Main Bedroom	5.98 x 5.80	19'7 x 19'0
Bedroom two	4.20 x 3.30	13'9 x 10'10

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		



