



Flat 55 Exbury Court

*Hillcroft Close, Lymington, SO41 9BA*

SPENCERS  
COASTAL







*A very well presented two bedroom apartment on the ground floor of this modern development less than 350 metres from Lymington High Street. The apartment has a balcony and informal front terrace overlooking communal gardens as well as two car parking spaces.*



## The Property

This well proportioned and sensibly arranged ground floor apartment has been very well maintained and is presented to a good standard throughout. The front door opens to an entrance hall with store cupboard. Opening off the hall is a generous sitting room with feature fireplace and French windows opening onto a balcony. There is a well fitted separate kitchen complete with integrated appliances and white goods, comprising a fridge, washing machine and full size dishwasher are included in the sale. There are two double bedrooms, one of which has French windows to a paved terrace that forms part of the communal gardens and also has an en suite bathroom. The second bedroom, also a double, is served by a shower room accessed from the hall.



## Grounds & Gardens

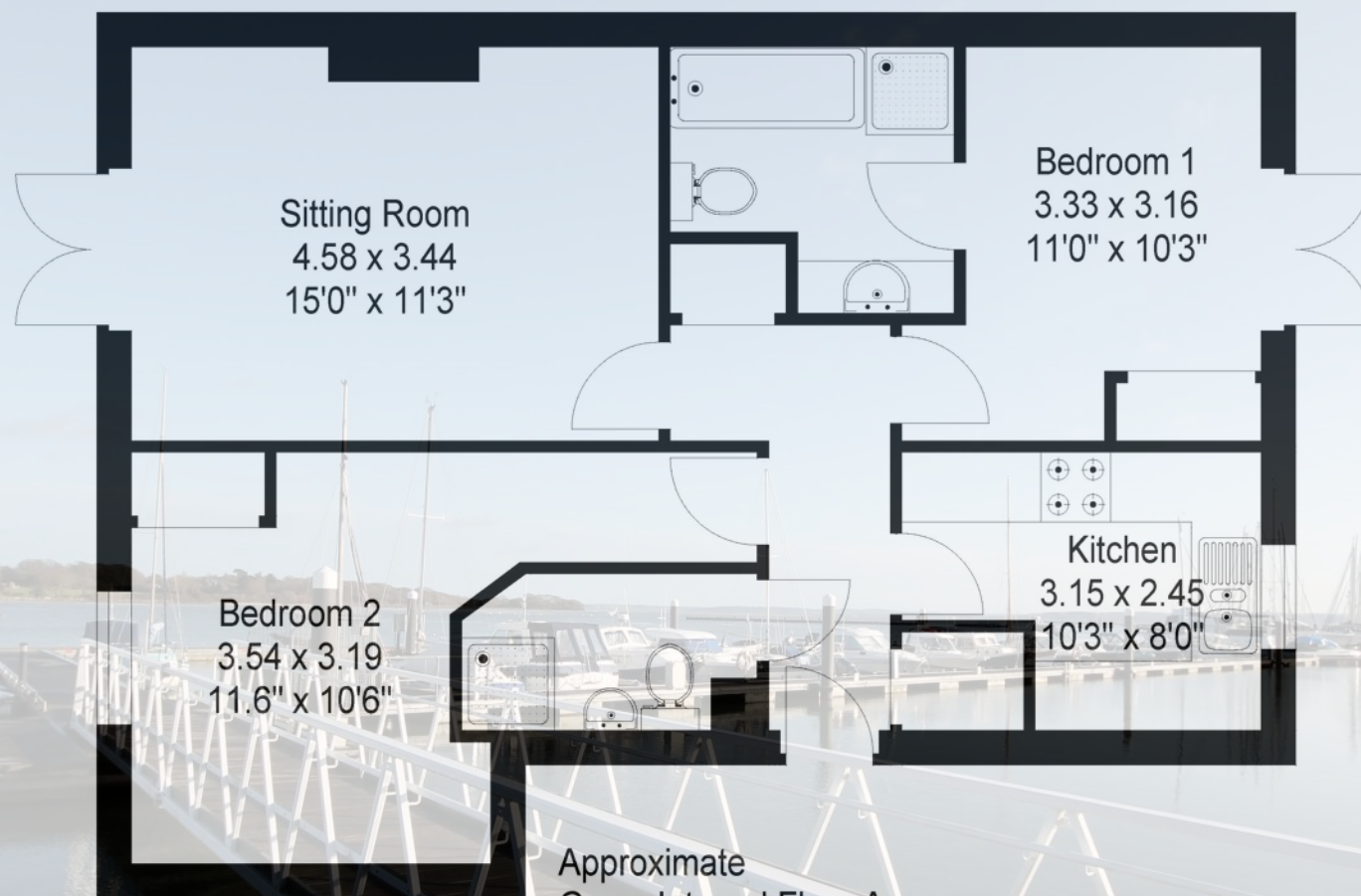
There is a large terrace area immediately adjacent to one of the bedrooms which forms part of the communal gardens. It is west facing and provides a pleasant place to sit and enjoy the evening sun. There is an east facing balcony opening off the sitting room and there are landscaped gardens with mature, well maintained planting across the development.

**£279,950**

 2  1  2



## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 61sq.m. or 657sq.ft.

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NOT TO SCALE





## The Situation

This charming apartment is set in a peaceful development just moments from the centre of Lymington. The nearby High Street offers a wide range of national stores and independent boutiques as well as numerous cafes, pubs and restaurants. Lymington's historic quay is at the bottom of the high street and the nearby sailing facilities are a magnet for sailors. The New Forest lies to the north and offers a wide range of walks and rides across the open countryside. Lymington has a railway station offering services to London Waterloo via Brockenhurst in a little over two hours.

## Services

Energy Efficiency Rating: Current 78 Potential 80

Council Tax Band: D

All mains services are connected.

TENURE: Leasehold for a term of 155 years from 1st April 2003.

Ground rent: £250 per annum, Maintenance Charge: £1,824 per annum.

## Directions

From our office head down the High Street and turn left into New Street next to Costa Coffee. Continue along New Street for approximately 325 yards and Exbury Court will be found on the right hand side.

## Important Information

Spencers of The New Forest 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.





## LYMINGTON QUAY

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

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)