



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

Flat 9, Linden House

The Square • Pennington • Lymington • SO41 8GN



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Offered chain free, this top floor flat is located within the centre of the village and offers well presented accommodation and benefits from a long lease.



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£110,000

Key Features

- Modern shower room
- Living room with eaves storage
- Offered for sale chain free
- Ideal first time buy or buy to let investment
- EPC Rating: D
- Kitchen
- Double bedroom
- Gas fired central heating
- Located within stones throw of village centre, close to amenities, schools, shops, leisure centre, pub etc
- 135 year lease from 2026



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Description

Located within the centre of the village, this one bedroom top floor flat offers well presented accommodation, and benefits from a long lease and is offered for sale chain free.

Communal front door leading into the communal entrance hall. Stairs rising to the second floor where the flat is located.

Private front door leading into hallway, with inner door leading through to living room, kitchen, bedroom and bathroom. The living room has two velux windows, radiator and eaves storage. The kitchen is fitted range of cupboard units with inset single drainer stainless steel sink unit with mixer tap over and tiled splashbacks. Integral electric oven with four ring electric hob over and extractor hood. Space and plumbing for either an under counter fridge/freezer or a washing machine. Window to the front aspect and wall mounted gas fired central heating boiler. Double bedroom with radiator and velux window to the rear aspect. Fully tiled shower room comprising a corner shower cubicle with mixer shower and sliding door, wash hand basin with mixer tap, low level WC, heated towel rail, fully tiled walls and window to the rear aspect.

Outside there is informal on-street parking.

This well presented property is located in the centre of

Pennington Village close to the shops and local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

Tenure: Leasehold

Lease: 135 years from 2026

Ground Rent: Nil

Maintenance & Service Charge: Nil

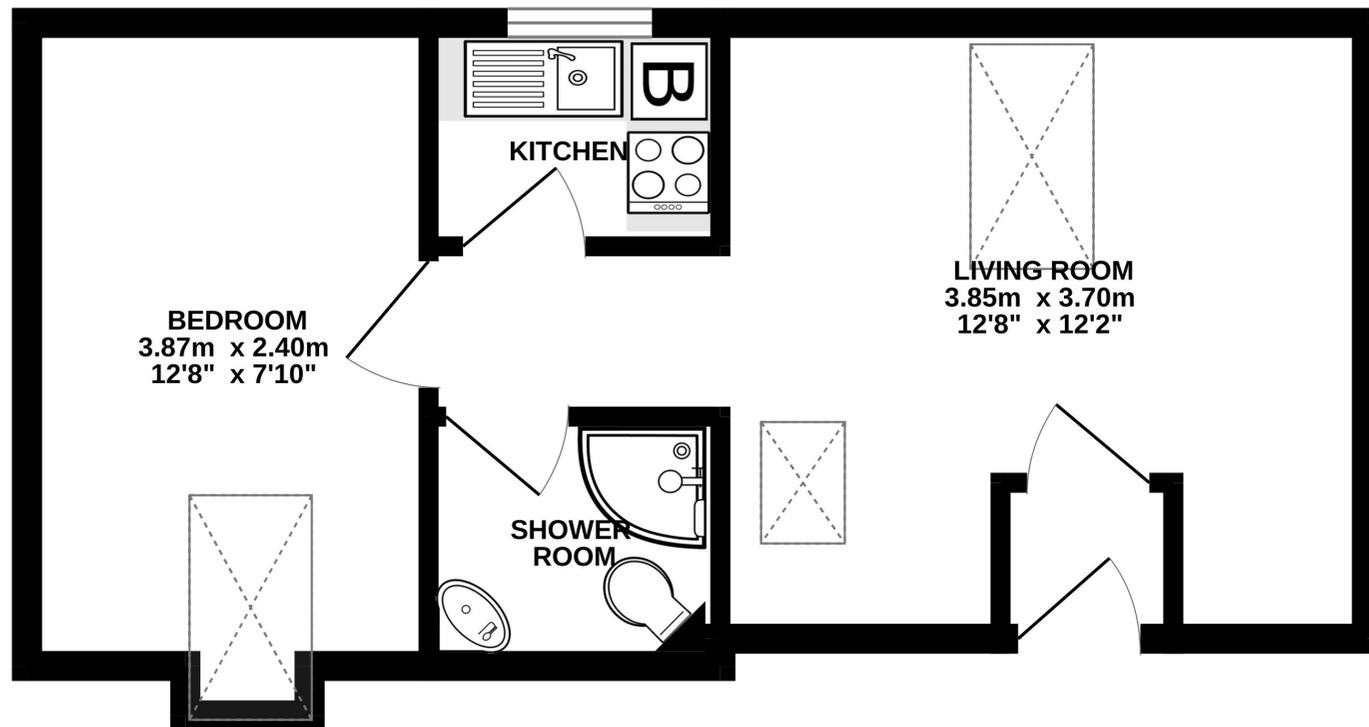
Buildings Insurance: £200 per annum

Council Tax Band: A

EPC Rating: D

Floor Plan

SECOND FLOOR
30.5 sq.m. (328 sq.ft.) approx.



FLAT 9 LINDEN HOUSE

TOTAL FLOOR AREA : 30.5 sq.m. (328 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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www.fellsgulliver.com

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