



Flat 3 The Furniture Depository *31 New Street, Lymington, SO41 9BP*

SPENCERS
NEW FOREST





The Property

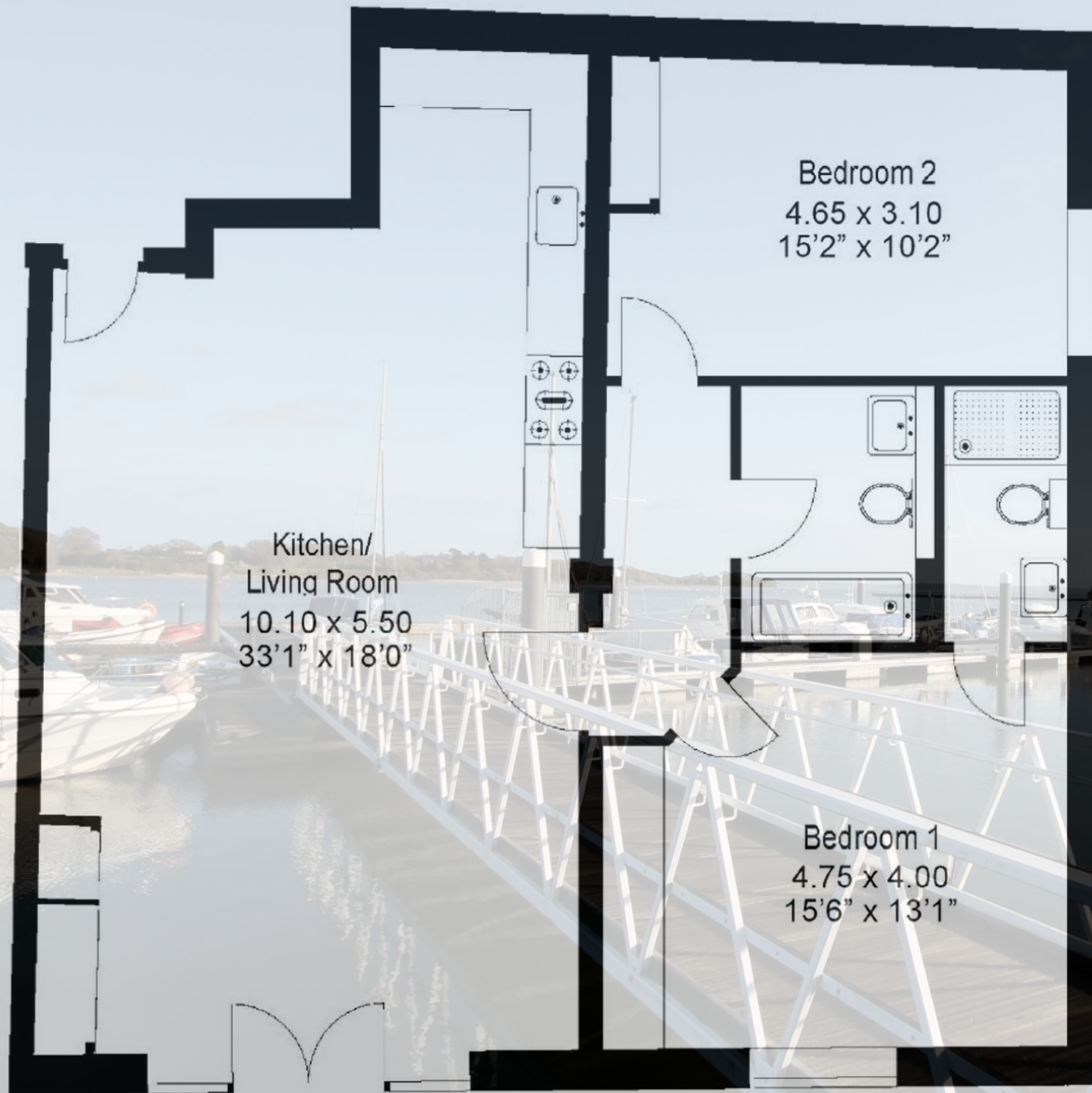
A fashionable warehouse-style first floor apartment with master bedroom suite and second double bedroom, situated in the centre of Lymington and enjoying the highest standard of internal architecture and design. Finished to a high specification to include a stunning contemporary Siematic kitchen with Miele appliances and a selection of other hi-tech enhancements. With secure parking, secure entrance system and an internal lift to connect all floors. This east facing apartment has exposed brickwork, original floorboards and other natural features throughout.

An enclosed hallway with a communal services cupboard leads to the main entrance of this first floor apartment. The open planned kitchen/dining and living space offers flexibility and a stunning contemporary Siematic L-shaped fully fitted kitchen with a range of Miele appliances. There is a utility cupboard housing the plumbing for the washing machine and a separate storage cupboard for the pressurised hot water system and electric boiler. One wall of windows to the east aspect include full height glazed French doors, which open fully to a Juliette balcony. The views are of red brick character houses and the roof tops of the town centre. The original reclaimed floor boards and the exposed brick walls combine with the muted paint pallet and grey carpets to create a peaceful environment with an easy flow. An original large stripped wooden door separates the living space from the bedrooms and leads to a hallway and to the master bedroom suite which has a well-appointed shower room and fitted wardrobes. There is a separate family bathroom with contemporary tiling, free-standing bath, vanity unit, WC and heated towel rail. The second double bedroom has fitted wardrobes. Industrial style lighting has been carefully chosen to combine with the dark grey Bereco timber double glazed windows to create a fashionable living space.

£525,000



FLOORPLAN



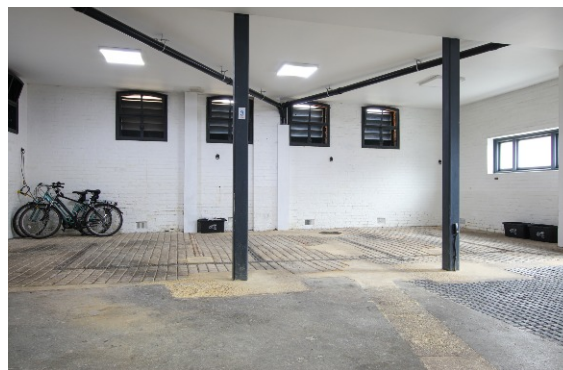
Flat 3

Approximate
Gross Internal Floor Area

Total: 97 sq.m Or 1048 sq.ft.

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NOT TO SCALE**



Grounds & Gardens

Original large wooden secure electrically operated entrance doors lead directly from New Street to under cover and secure parking. This area is well-lit and there is a secure store for the apartment. A door leads to the staircase and lift to all floors. The main entrance door to the apartment block is to the south side of the building accessed from Emsworth Road with a security code to the door.

The Situation

The Furniture Depository is perfectly situated in the centre of this beautiful Georgian market town, with its cosmopolitan shopping and picturesque harbour, is within a few minutes walk of the property. Also within easy reach are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

Services

Energy Performance Rating: E Current 50 Potential 50

Council Tax Band: C

All mains services connected

TENURE: 999 year long leasehold. Approximate annual service charge £1,500.00 per annum.

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



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

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