



FLAT 21 BROCKENHURST COURT HILLCROFT CLOSE • LYMINGTON • SO41 9BA £275,000

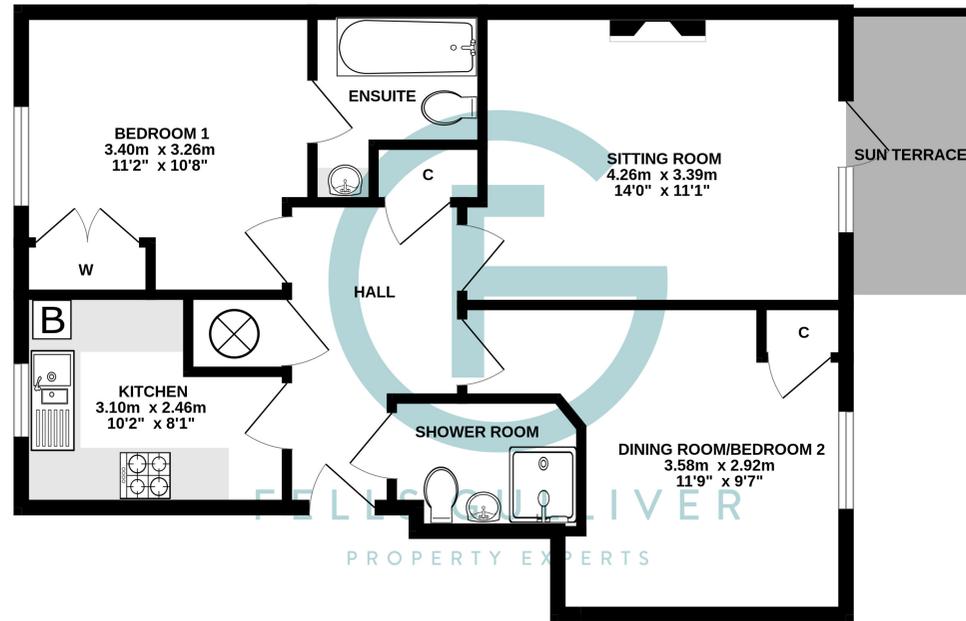
A two-bedroom ground-floor apartment, in a modern development moments from Lymington High Street. The property benefits from allocated off-road parking and its own private patio space.



FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
59.4 sq.m. (639 sq.ft.) approx.



TOTAL FLOOR AREA : 59.4 sq.m. (639 sq.ft.) approx.
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Property Specification



- Two-bedroom ground-floor apartment
- Private patio area
- Allocated off road parking space
- Two minute walk from Lymington High Street
- Easy access to local amenities and transport links
- Ideal lock up and leave
- En-suite off master bedroom
- Large bright living room
- Communal gardens
- Secure entry system

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Description

A well-presented and spacious two double bedroom ground floor apartment positioned in an ideal and quiet location just off Lymington High Street. The property benefits from its own allocated off-road parking space, a private patio area extending to the communal gardens and an en-suite off the master bedroom, all of this within just a two-minute level walk to the bustling High Street.

Brockenhurst Court is one of five modern purpose-built apartment blocks on Hillcroft Close in the Georgian Market Town Centre of Lymington. It benefits from visitors' parking, a secure phone entry system and beautifully maintained communal gardens.

Internally the property comprises two double bedrooms with an en-suite off the master, a family bathroom, a large living room, a fitted kitchen and a large central hallway with storage cupboards and access to all the principal rooms.

This ground-floor apartment has level access via a secure phone entry system there is a well-maintained communal entrance hall leading to the private front door.

The front door opens into a large central hallway with an airing cupboard, a useful storage cupboard and doors leading to all principal rooms. The kitchen is fitted with a range of eye and base level storage units, a four-ring gas hob with an electric fan oven below, a sink with a drainer overlooking the front aspect of the building, and space for freestanding white goods. Opposite the kitchen is the family bathroom with tiled flooring and featuring a large walk-in shower, a washbasin, a heated towel rail, and a W.C. The living room is of good size and proportions offering ample space for both sitting and dining furniture. There are patio doors leading to the private patio area that overlooks the communal gardens. There is also a feature electric fireplace. Bedrooms one and two are both good-sized double bedrooms and both benefit from fitted wardrobes. Bedroom one also has an en-suite with a bath,

washbasin, heated towel rail and W.C. Bedroom two is currently laid out as an additional reception/dining room boasting the property's versatility.

The property is situated in an ideal location, off the High Street and is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque cobbled streets leading to the quay and harbour with two large deep-water marinas and sailing clubs. Lymington has a number of restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

We understand from our seller that the below charges apply as a resident at Brockenhurst Court.

Term: Leasehold

Lease: 155 years from 2004

Ground Rent - £250 Per Annum

Maintenance Charge - £1747.22 Per Annum

Holiday lets/Airbnb - not permitted

Pets: Allowed with prior written consent of the Managing Agent





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