



5 SOUTH STREET • PENNINGTON • LYMINGTON • SO41 8EB £225,000

An immaculately presented, light and spacious one bed maisonette situated within easy reach of amenities. The property has been renovated throughout to include modern fixtures & fittings plus character features and would make an ideal first time buy, buy to let investment or second home, and is offered for sale with no forward chain.



FELLS GULLIVER

PROPERTY EXPERTS

ENTRANCE FLOOR
2.1 sq.m. (84 sq.ft.) approx.

1ST FLOOR
38.8 sq.m. (118 sq.ft.) approx.

2ND FLOOR
15.7 sq.m. (169 sq.ft.) approx.



TOTAL FLOOR AREA : 57.6 sq.m. (621 sq.ft.) approx.
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Property Specification



- Kitchen
- Sitting room
- Dining area
- Second floor double bedroom with storage
- Bathroom

- Character features
- Light and airy accommodation with character features
- Ideal first time buy/buy to let investment or second home

- Close to village centre and local shops
- Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	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 beautifully presented, light and spacious one bedroom maisonette situated within easy reach of all local amenities and Lymington town centre. This charming property has been renovated throughout to include modern fixtures and fittings with character features to include exposed brickwork and sash windows.

Private front door at ground level. Entrance hall with stairs rising to the first floor. Full height storage cupboard. Sitting room with two sash windows to the front aspect, exposed brick fireplace and stairs rising to the second floor with spindle balustrade. Dining area with space for table and chairs. Bathroom with wc, P-shaped panelled unit with mixer shower and glass curved shower screen, fully tiled wall, pedestal wash hand basin with mixer tap, heated towel rail, exposed feature brick chimney breast and a sash window to the rear aspect, tiled floor. Kitchen with range of floor mounted high-gloss units with solid wooden work top over and tiled splashbacks, integral electric oven with gas hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer and a sash window to the rear aspect, wooden flooring. On the second floor is the double bedroom which is a lovely light room with four velux windows, an integral

wardrobe, eaves storage and a quirky alcove with exposed brickwork.

This delightful property would make an ideal purchase for first time buyers, buy to let investors or a second home buyer and an internal viewing is highly recommended by the sole agent.

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

Term: 125 years from 1st June 2005

Ground Rent: £50 per annum

Buildings Insurance: £120 per annum

Council Tax Band: B





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