



Flat 5 Lynwood Court *Priestlands Place, Lymington, SO41 9GA*

SPENCERS  
NEW FOREST







## The Property

An immaculately presented 2 double bedroom, 2 bathroom, top floor apartment with far reaching Southerly views located at the top of Lymington High Street. Situated within an easy stroll of Waitrose and the High Street, the property also benefits from a lift, a garage and a share of the Freehold.

Communal entrance via security intercom system opening to the lobby of Lynwood Court and stairs or lift to the second floor. The lift opens on to a large open landing with door to number 5.

The private front door opens to the long spacious hallway with two useful cupboards providing excellent storage for coats, boots and brollies. The lounge/diner is a remarkable room, both spacious and full of light with a high ceiling and fantastic far reaching views across to the Isle of Wight. This is an ideal space ideal for relaxing and entertaining. The contemporary kitchen is well appointed with fitted electric oven and gas hob, integrated fridge/freezer and a range of work surfaces and cupboard units.

The hallway extends to the master bedroom with fitted cupboards and an en-suite shower room. Bedroom two is another double room with a fitted wardrobe and has use of the family shower room with white suite. The shower room also accommodates a cupboard with plumbing for the washing and drying machine.

## Grounds & Gardens

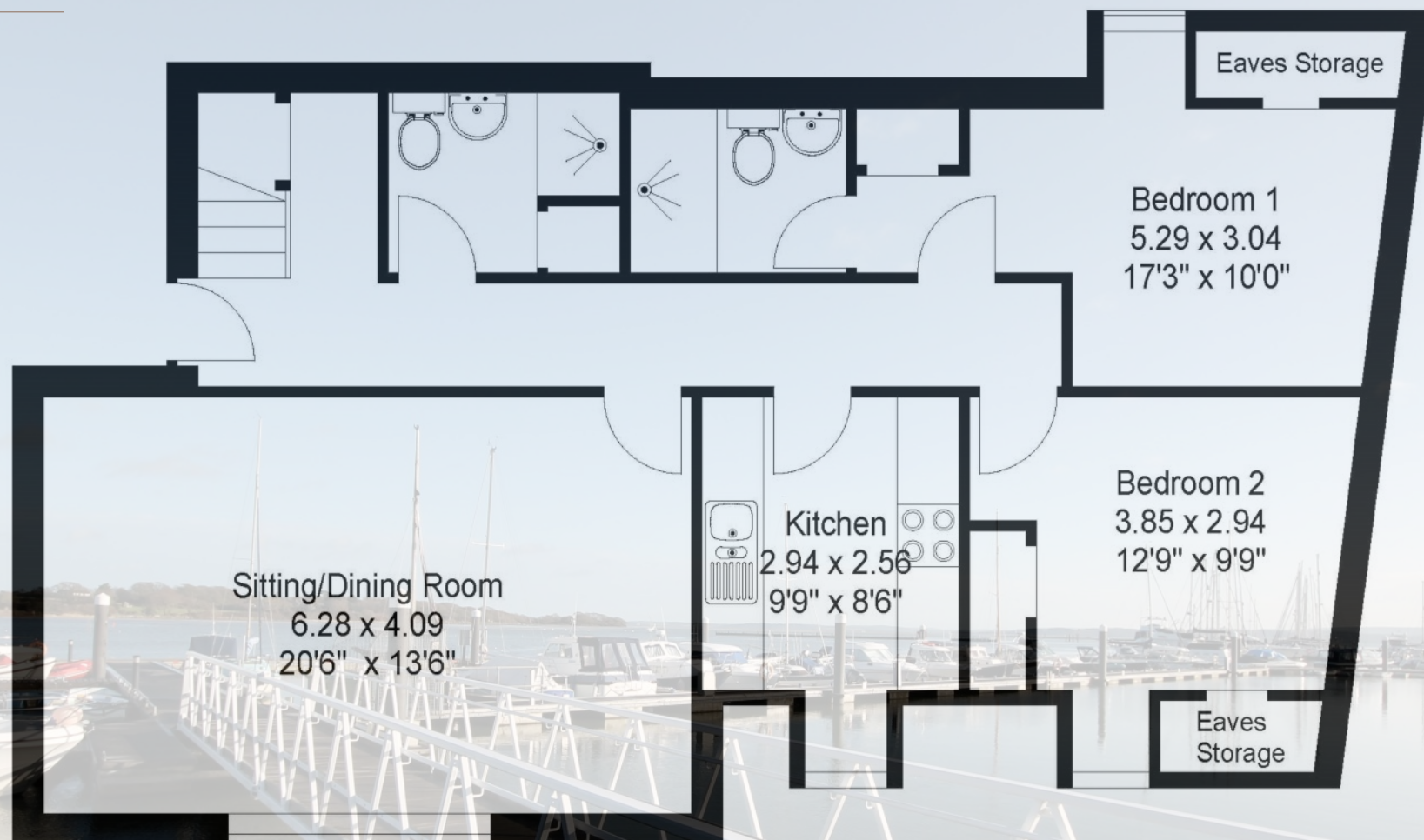
There is a larger than average single garage to the rear of the apartment. The entrance gates are automated and are closed within the hours of 7pm and 7am.

**£350,000**





## FLOORPLAN

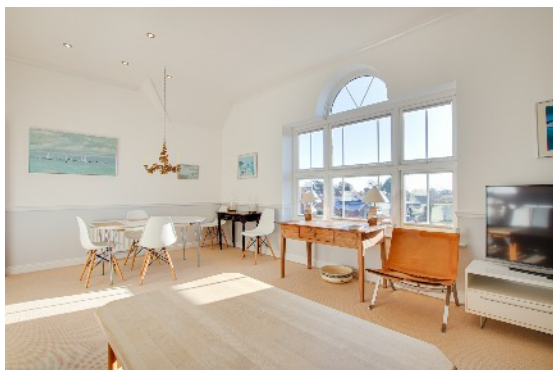


Approximate  
Gross Internal Floor Area  
Total: 79sq.m. or 850 sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE**





## The Situation

This apartment is ideally positioned at the top of the High Street with a lift and garage providing private parking behind private gates. All the amenities of the Georgian market town, including doctor's surgery and chemist, library, church and community centre are close by. The beautiful town of Lymington, with its cosmopolitan shopping and picturesque harbour, has two large deep water marinas and yachting and sailing clubs, for which the town has gained its status as a world renowned sailing resort. There is also an open-air seawater bath, built in 1833 within walking distance. Lymington also has a number of renowned restaurants and 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, the origins of which probably date back to the 13th century. 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.

## Services

Energy Performance Rating: C Current 74 Potential 79

Council Tax Band: D

Share of freehold

Service Charge: £2263.00 per annum

99 years remaining from original 125 year lease

All mains services connected

## 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





## LYMINGTON QUAY

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

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