



PARISH COURT • FLAT 26 EMSWORTH ROAD • LYMINGTON • SO41 9BS £150,000

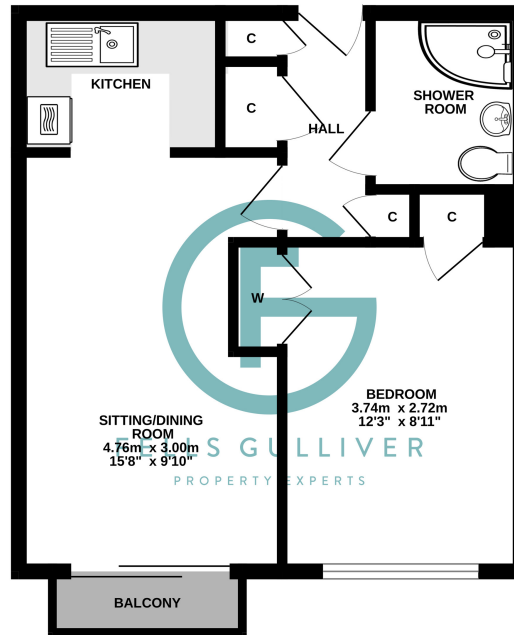
Located within just a few minutes level walk of Lyminster High Street, this delightful one bedroom first floor warden assisted retirement apartment for the over 55's benefits from a Juliette balcony, and is offered for sale with no forward chain.



FELLS GULLIVER

PROPERTY EXPERTS

FIRST FLOOR
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 36.2 sq.m. (389 sq.ft.) approx.
Made with Metropix (2024)

Property Specification



- Sitting/dining room with sliding patio doors out to Juliette balcony affording views down Emsworth Road
- Modern kitchen
- Double bedroom
- Shower room with modern suite
- Few minutes level walk to Lymington High Street
- Offered for sale with no forward chain
- Residents communal lounge
- Communal laundry room
- Warden Assisted
- Communal gardens and parking

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(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

Located within just a few minutes level walk of Lymington High Street, this well presented one bedroom first floor warden assisted retirement apartment for the over 55's has the benefit of a Juliette balcony and is offered for sale with no forward chain.

Communal front door to Parish Court with secure entry phone system leading into the large communal entrance hall with lift and stairs to all floors. Residents have use of a guest suite, laundry room and residents lounge. There is also 24 hour care line assistance.

First floor landing with front door leading into the apartment. Hallway with three storage cupboards. Shower room with modern suite comprising of a large fully tiled shower cubicle with glass sliding doors and mixer shower. Pedestal wash hand basin with mixer taps, low level w.c, part tiled walls, extractor fan, chrome heated towel rail, lino flooring. Double bedroom with built-in wardrobes, sitting/dining room with sliding doors leading out to the Juliette balcony with view down Emsworth Road. Open plan to the kitchen which has a modern range of floor and wall mounted cupboard and drawer units with single bowl and drainer sink unit with mixer tap over and tiled splashbacks, built-in electric oven, grill and microwave, induction hob with extractor fan over, space for tall fridge/freezer.

Outside, there are communal grounds and gardens and communal parking to the rear of the building.

Term: Leasehold

Lease: 199 years from 1982 (157 years remaining)

Ground Rent: £221.50 per annum (£110.75 payable half yearly)

Service Charge & Maintenance: £2,971 per annum (£1,485.50 payable half yearly)

The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded 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.





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