



93 Almansa Way

Lymington, SO41 9PZ

SPENCERS





Occupying a prime riverside location in a unique position with views of Lymington River and the Isle of Wight within this popular modern development. The immaculately presented two bedroom apartment further benefits from two ensuite bathrooms, a wonderful South and West facing balcony, open plan living and private covered parking.

The Property

Completed in 2017, this superb apartment is situated in an exclusive enclave in the prestigious Redrow development and occupies a secure and secluded position accessible via a lift or stairwell to the first floor. The apartment has been finished to an extremely high specification and there is underfloor heating throughout the property together with a balanced ventilation system with heat recovery to provide a healthy interior climate and optimum comfort level.

The front door opens into a spacious entrance hall from which the accommodation flows through to the contemporary spacious living room. This sizeable room allows for generous zoned areas with unrivalled river views from the spacious balcony. The Kitchen has Siemens appliances, a dining area and sitting area. A sliding door leads out onto the decked private patio which offers views both across the river, and also across the Solent towards the Isle of Wight. The master double bedroom has a wall of fitted wardrobes, en-suite shower room and views out towards the river. Bedroom two is also a good size and has a door to the decked balcony, a good place to sit and have morning coffee. The bedroom benefits from the Jack and Jill main bathroom, meaning that it can be another en suite if required. There are two useful storage cupboards in the hall. One of these houses a Siemens washer dryer and a water softener. Additional sizeable storage cupboards are accessed from the balcony. One has electric sockets and lighting allowing for a wine fridge if required.

£595,000

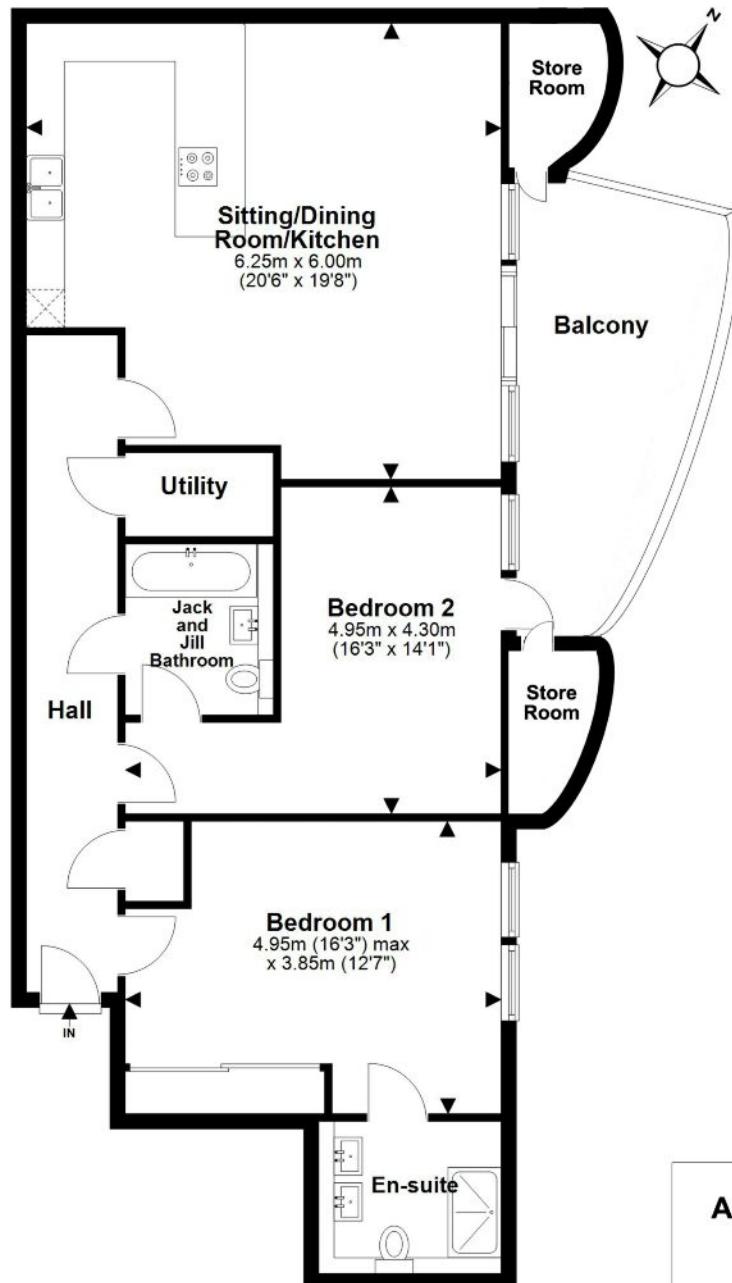
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1

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FLOOR PLAN

First Floor



**Approx Gross Internal Area
96.1 sqm / 1034.5 sqft**





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The property is offered with no forward chain.

Outside

There is a lovely spacious balcony accessed from both the lounge and second bedroom providing wonderful river view and Isle of Wight glimpses. There is visitor parking to the front of the building with the added benefit of secure, allocated, under ground parking.

The Situation

The apartment is located close to the waterfront looking over Lymington River. The property is situated within level walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Directions

From our offices in Lymington, head down the High Street and at the bottom, follow the road as it turns sharply to the left. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way, and the communal door and lift to the apartment will be found towards the end of the complex on the left.



Additional Information

Tenure: Leasehold

Lease Term: 125 years from January 2012

Lease Term Remaining: 110 years

Annual Service Charge: Approximately £3,500

Annual Ground Rent: £405.00

Annual Ground Rent Increase (%): TBC

Frequency of any increase (the review date): 10 Years, next review 2032

Warranty: Within NHBC 10-year warranty

Utility Supplies: Mains electricity, water & drainage. The gas supply is via a communal system the supplier of which is contracted by the managing agents. Heat energy usage is billed by Data Energy for occupiers use along with an apportionment charge for the communal system.

Heating: Gas fired underfloor heating

Council Tax - E

Energy Performance Rating: B Current: 85

Potential: 85

Broadband: ADSL Copper based phone landline. Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Restrictions: The apartment can only be used for private residential use only. Not to be used for business purposes or short term lets/holiday lets. It is not permitted to use the allocated parking space for any large commercial vehicle, caravan, boat trailer, house on wheels or any other apparatus capable of being towed. Pets considered at the discretion of the managing agents.

Parking: One allocated space within a secure covered parking area

Important Information

Spencers of Lymington 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 be happy to confirm the position to you.



LYMINGTON QUAY

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

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