



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

9, The Art House

46 Milford Road • Lymington • SO41 8DU



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Built in 2008, this spacious and beautifully presented two bedroom, two bathroom penthouse-style apartment is ideally located within easy reach of Lymington town centre. This delightful apartment includes an allocated parking space and offers both comfort and convenience with an array of shops on your doorstep.



2



2



£275,000

Key Features

- Well equipped kitchen with built in appliances, open plan to the sitting area
- Master bedroom with fitted wardrobe and en-suite shower room with underfloor heating
- Family bathroom
- Communal garden and bike store for residents to use
- A well presented penthouse apartment within easy reach of Lymington High Street
- Second double bedroom with fitted wardrobe
- EPC Rating: B & Council Tax Band: C
- Allocated parking space

Est.1988



Description

Located just outside Lymington town centre, this two double bedroom, two bathroom penthouse apartment is in close proximity to local shops and amenities, and benefits from an allocated parking space and with the master bedroom enjoying stunning Island and sea views.

Communal front door with an intercom entry system, leading into the communal hallway, with stairs rising to the second floor and to front door of the apartment. The front door opens into the entrance hall with a useful cloaks cupboard housing the wall-mounted boiler. To the right of the hall is a spacious, open-plan sitting room and kitchen, offering ample space for dining as well. The room is bright and airy, enhanced by Velux windows throughout the apartment.

The well appointed kitchen has velux windows and a comprehensive range of gloss fronted cupboard and drawer units with worktop over and inset one and a half single drainer sink unit with mixer tap over. Integrated appliances include a tall fridge-freezer, dishwasher, washer/dryer, four ring ceramic hob with glass splashback and extractor hood over, eye level electric oven with space for microwave above. Breakfast bar area.

The master bedroom with beautiful views over towards the Isle of Wight has a two double fitted wardrobes and a modern en-suite shower room comprising a walk-in shower, WC, wall mounted hand wash basin, chrome heated towel rail, underfloor heating, part tiled walls, tiled floor and velux window. The second double bedroom benefits from a triple fitted wardrobes and velux window. The stylish

includes a bath with a shower over and a glass screen, WC, hand wash basin, chrome heated towel rail, tiled floor, part tiled walls and velux window.

Externally, to the front, there is one allocated parking space, to the rear is a communal garden space, communal bike shed and bin storage for residents to use.

Term: Leasehold

Lease : 125 years from 2008

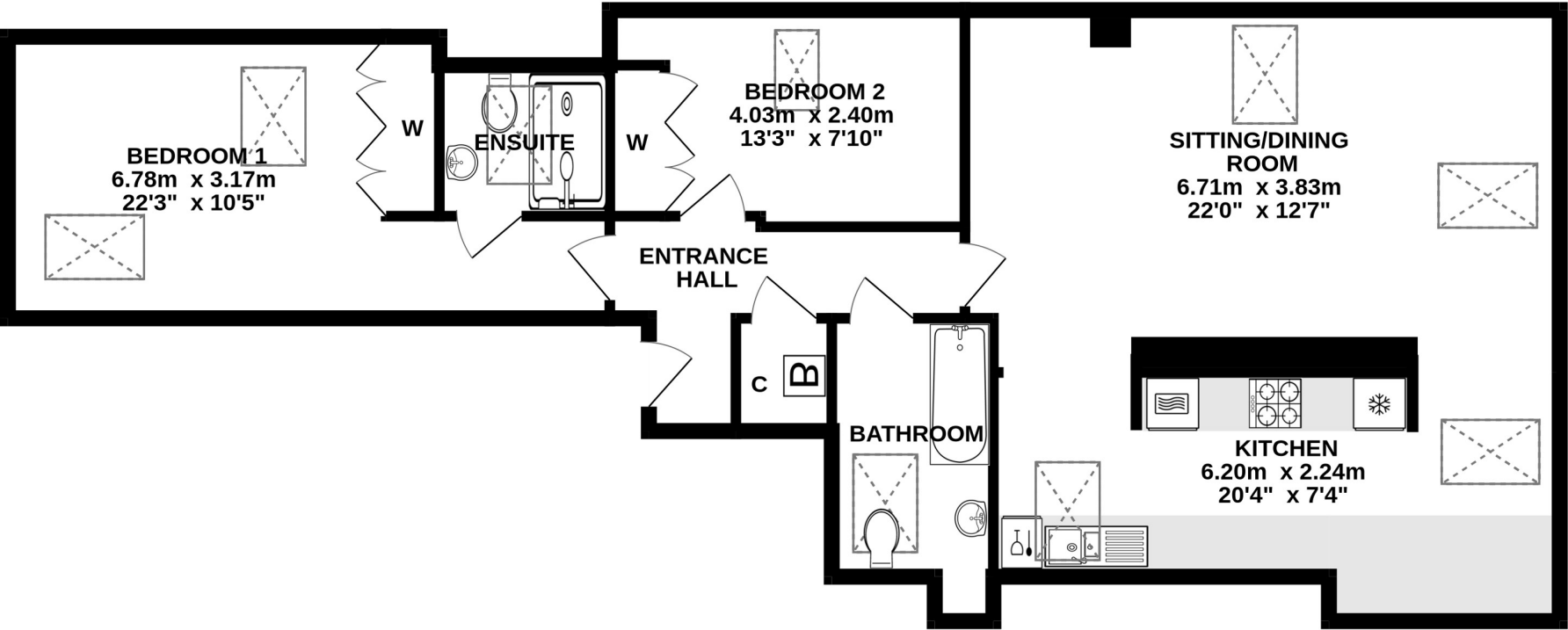
Ground Rent: £125 per annum

Maintenance charge: £2,123.12 per annum - including buildings insurance, window cleaning, sinking fund, gardening, cleaning and maintenance of common areas.

This property is positioned just a short level walk from Pennington village centre, with the shops at Fox Pond shops on your doorstep, catchment schools and leisure centre. Woodside Park and the Sea Wall are also within walking distance. There are good transport links nearby for easy access into 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 Waterloo.

Floor Plan

SECOND FLOOR 84.7 sq.m. (911 sq.ft.) approx.



FLAT 9 THE ART HOUSE

TOTAL FLOOR AREA : 84.7 sq.m. (911 sq.ft.) approx.

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For more information or to arrange a viewing please contact
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