



PYRFORD GARDENS • FLAT 17 BELMORE LANE • LYMINGTON • SO41 3NR    £129,950

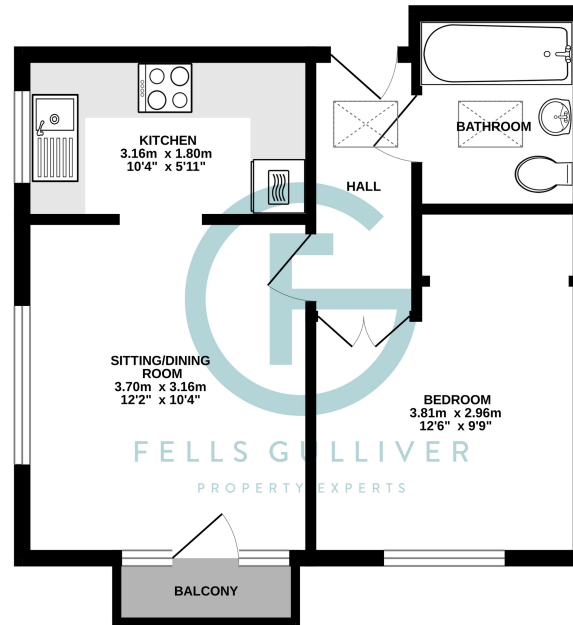
A well presented one bedroom first floor retirement flat for the over 55's, located in a popular, quiet development located south of Lymington High Street, with well maintained communal gardens, communal parking and within easy reach of local amenities.



FELLS GULLIVER

PROPERTY EXPERTS

FIRST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA: 34.5 sq.m. (371 sq.ft.) approx.  
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## Property Specification



- Double bedroom with fitted storage
- Living room with Juliet balcony overlooking communal gardens
- Kitchen
- Bathroom
- Boarded loft storage
- Well maintained communal gardens
- Communal parking on a first come, first served basis
- Popular retirement development for over 55's
- Within easy reach of Lymington High Street and Woodside Park
- Located in a quiet area south of Lymington High Street

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# Description

Located within this desirable well established retirement development for over 55's, situated south of Lymington High Street is this well presented one bedroom first floor flat with the benefit of a juliet balcony overlooking the communal gardens.

Communal front entrance door leading in the spacious main entrance hall, via a security entry system. Lift and stairs to the first floor. Private entrance leading into the hallway with doors leading to all rooms and skylight providing natural light. Dual aspect living/dining room with window to the side aspect and patio door with full height side windows with juliet balcony overlooking the established communal gardens. Opening from the living room through to the kitchen, which has a range of floor and wall mounted cupboards and drawer units, integral electric eye level oven and separate four ring electric hob with extractor fan over, stainless steel single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge and freezer, window to the side aspect. Double bedroom with built-in double wardrobe space and window to the rear aspect. Bathroom with white suite comprising panelled bath unit with mixer taps and shower attachment over and rail for shower curtain, pedestal wash hand basin, WC, part tiled walls, skylight providing natural light. New carpets and double glazing has been recently installed throughout and there is a newly fitted loft ladder leading to the boarded and insulated loft space providing plenty of additional storage.

There is a communal lounge area on the ground floor, separate laundry room and on-site House Manager.

The communal gardens are well established with seating areas for the residents to enjoy and there is parking to the front of the building on a first come, first served basis.

Tenure: Leasehold

Lease: 99 years from 1989

Ground Rent: £75 per annum (£37.50 payable half yearly)

Management Maintenance/Service Charge: £260 per month (£3,120 per annum) (from Jan-Dec 2024) to include the Residential Manager, emergency alarms, buildings insurance, window cleaning, communal area heating and lighting.

The property is well located and within easy reach of Lymington High Street with its wide array of shops, eateries and bars, Woodside Gardens, The Salt Marshes and Lymington Train Station. The beautiful Georgian market town of Lymington, has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has 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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