



6 ROUNDHOUSE COURT • LYMINGTON • SO41 9LY

£250,000

Offered chain-free, this recently refurbished two-bedroom maisonette is centrally located just off Lymington High Street within a popular attractive mews development with electric gates, and has the benefit of an allocated covered parking space. It could make an ideal first-time buy, downsize, bolthole or investment with Airbnb potential.

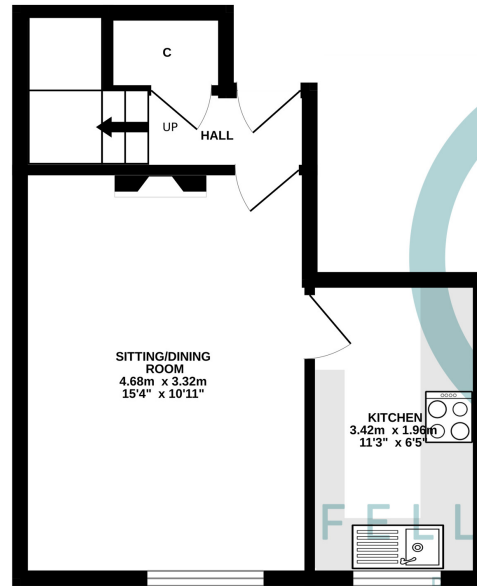


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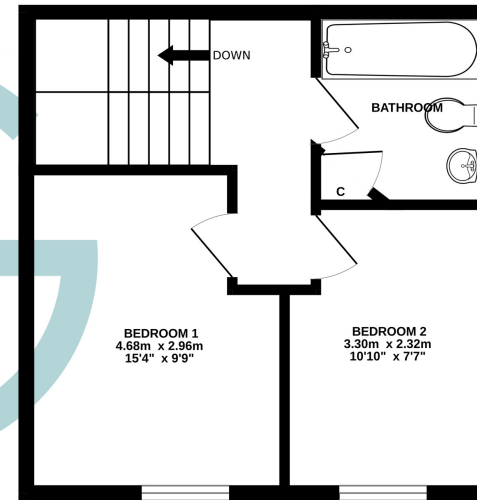
PROPERTY EXPERTS

Est. 1988

FIRST FLOOR
27.1 sq.m. (292 sq.ft.) approx.



SECOND FLOOR
29.0 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 56.1 sq.m. (604 sq.ft.) approx.
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Property Specification

Entrance hall with cloaks cupboard

Newly fitted kitchen with built-in electric oven, hob and extractor hood. Space for washing machine and under counter fridge/freezer

Sitting/dining room

Two bedrooms

Modern bathroom with panelled bath with mixer shower

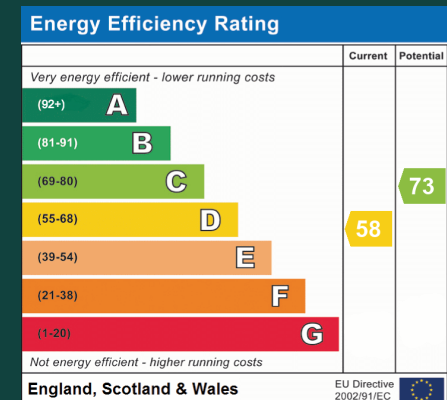
Allocated covered parking space

Electric heating and UPVC double glazing

Located within a stone's throw of Lymington High Street

Offered for sale chain free

Ideal first-time buy, downsize, bolthole or investment with Airbnb potential.



Description

This two-storey, two-bedroom duplex apartment is located within a popular gated mews development just off Lymington High Street, with allocated covered parking space, and has the benefit of being recently refurbished throughout. The apartment is offered for sale with no forward chain and could make an ideal first-time buy, downsize, bolthole or investment with Airbnb potential.

A communal staircase with sensor lighting leads up to the first-floor level where you will find the front door to the apartment, which opens into the entrance hall. Upstairs cupboard, turning staircase with spindle balustrade rising to the second floor. Door from the hallway into the living/ dining room which has a window to the front aspect and a door leading into the newly fitted kitchen, which comprises a range of floor and wall-mounted cupboard and drawer units with granite effect worktop and splashbacks, inset stainless steel single bowl and drainer sink unit with mixer tap, integral electric oven with four ring induction hob over, splashback and extractor hood over, space for under counter fridge/freezer, space and plumbing for washing machine, breakfast bar, window to the front aspect.

Second-floor landing. Master bedroom with window to the front aspect and hatch giving access to the loft space. Bedroom two with window to the front aspect. Bathroom with suite comprising a panelled bath unit with glass shower screen, mixer shower and centrally positioned mixer tap, low-level WC, pedestal wash hand basin with mixer tap, full-height built-in corner cupboard with full-length mirror, extractor fan, and fully tiled floor and walls.

Outside: There is an allocated covered parking space which is named.

Tenure: Leasehold

Term: 125 years from 25th March 1985 (85 years remaining). Seller in process of extending the lease by 90 years.

Ground Rent: £75 per annum

Service Charge & Maintenance: £1,975.82 per annum

Pets allowed: Yes

Holiday lets allowed: Yes

This charming property is tucked away just behind Lymington High Street, with pedestrian access through wrought iron gates from St Thomas Street and vehicular access through electric gates accessed from St Thomas Park, close to all the conveniences that the Georgian market town of Lymington has to offer with its array of boutique shops, restaurants, Quay, train station with links to London Waterloo and supermarkets.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

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