



8 The Cloisters

*Belmore Lane, Lymington, SO41 3QX*

SPENCERS  
COASTAL









*A beautifully presented three bedroom first floor apartment located in the exclusive Cloisters located on Belmore Lane close to Marks and Spencers and moments from Lymington High Street.*

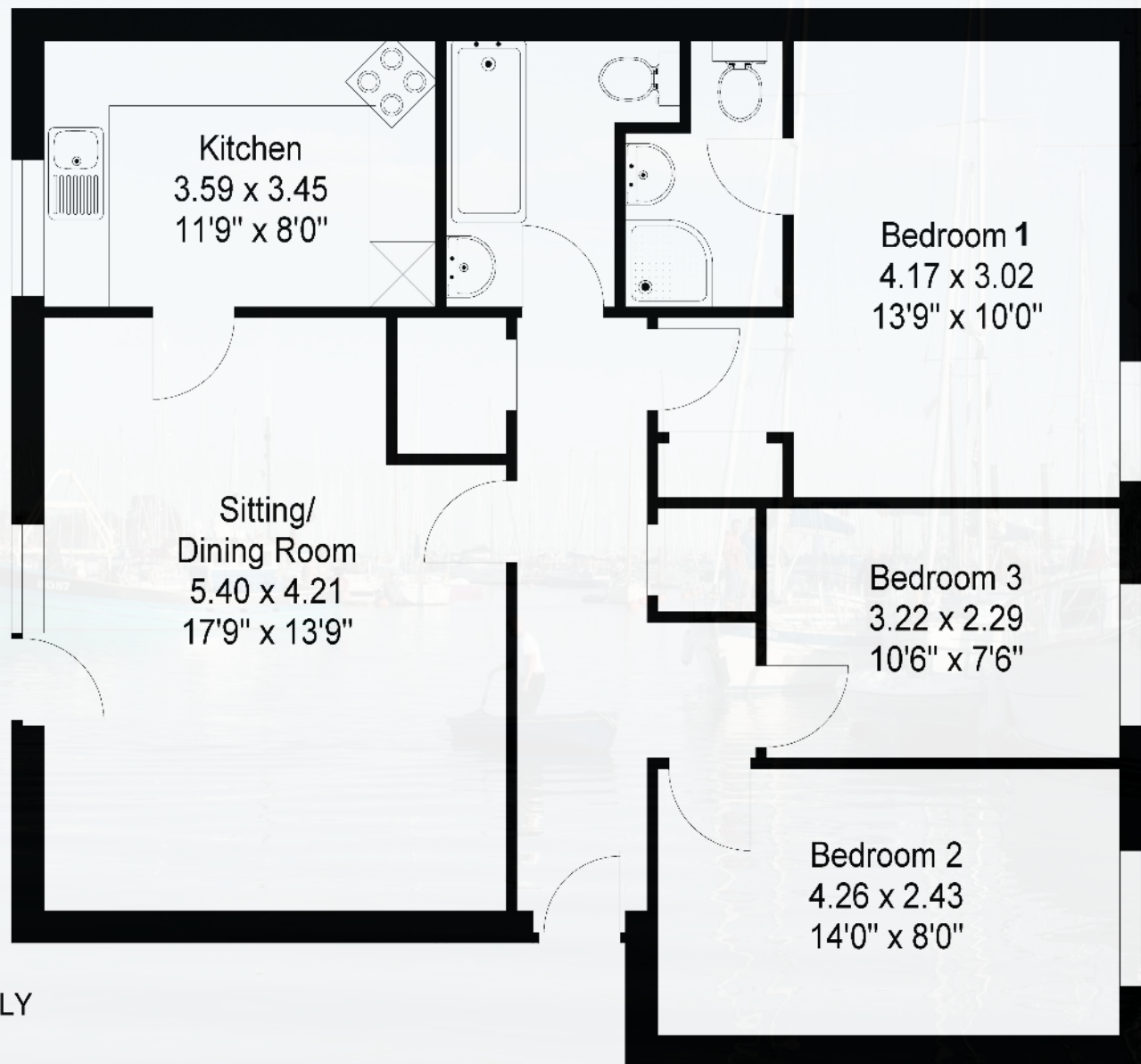
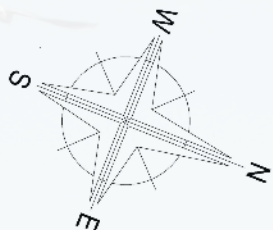
### The Property

Communal hall with stairs to the first floor landing and door to number 8. The spacious and light hallway offers ample storage with a large fitted cupboard as well as a separate airing cupboard housing the boiler and loft access for additional storage. The south facing living/dining room is both light and airy with a Juliet balcony offers attractive views of the communal courtyard area, electric sun blind and a stone fireplace with electric fire and space for a dining table adjacent to the kitchen. The kitchen is fitted with wall and base units and comprises of an oven and hob, integral washing machine and dishwasher and space for a fridge/freezer.

**£375,000**



## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 84sq.m. or 904sq.ft.

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NOT TO SCALE





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*The apartment has a south facing lounge with Juliet balcony, fitted kitchen, three bedrooms with two bathrooms use of the communal gardens and a garage in a block.*

### The Property Continued...

The principal bedroom is located at the rear of the apartment with views over the leafy communal garden and benefits from fitted wardrobes and an en-suite shower. Bedroom two is also a double with bedroom three being a large single both with use of the family bathroom. The bathroom has a contemporary white suite and completes the accommodation.

### Directions

From our office in Lymington turn right and take the second left into Belmore Lane. Proceed for around 200 yards and the small exclusive development of The Cloisters is located on your right. The property lies a few hundred yards from Marks and Spencers and the High Street.





## Grounds & Gardens

Well maintained communal gardens surround The Cloisters with numerous grass areas, patios and mature hedges and boundaries. There is an attractive courtyard area at the front of the development with seating areas and space to relax and enjoy the sun. A single garage is located on the left hand side as you enter the private garage area. In addition there are a number of guest/visitor parking bays.



## Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within a few minutes walk of the property. Also within easy reach are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. 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. On Saturday, a market is held in the High Street. 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 (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

## Additional Information

Tenure: Leasehold

Council Tax: D

Energy Performance Rating: C      Current: 76   Potential: 79

Lease Term: 1000 years from 24 June 1977, 952 years remaining

Annual Service Charge: Approximately £2,100 per annum

Annual Ground Rent: TBC

Frequency of any Increase (the review date): TBC

Pets: Pets are considered by agreement of the management committee

Are Holiday Lets Permitted: No

Property Construction: Brick elevations with tile roof

Heating: Gas central heating

Utility Supplies: Mains electric, gas, water & drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: Lymington

Parking: Garage

## 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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