



HOMEWOOD HOUSE • MILFORD ROAD • PENNINGTON • LYMINGTON • SO41 8EZ £80,000

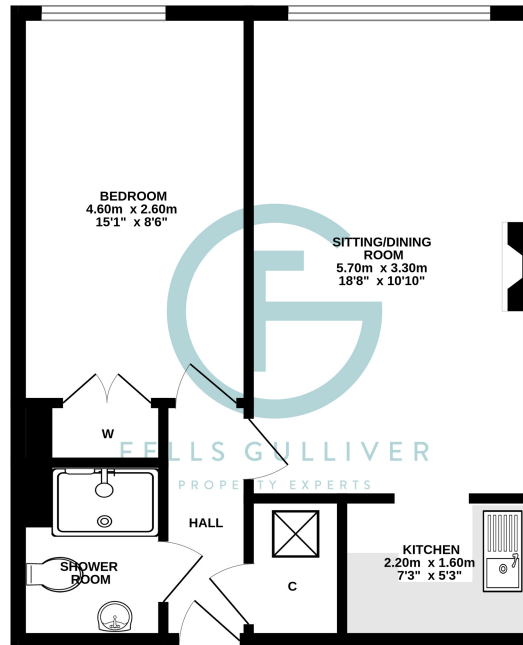
Located just a short level walk of the local shops and within easy reach of Lyminster High Street and amenities, this one double bedroom first floor apartment for the over 55's has the benefit of well maintained communal gardens, a house manager on and an extended lease.



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988



TOTAL FLOOR AREA - 42.6 sq.m. (459 sq.ft.) approx.
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Property Specification

Modern kitchen

Sitting /dining room

Double bedroom with built-in double wardrobe and cupboards above

Shower room with large shower cubicle

Large communal lounge for all residents to use

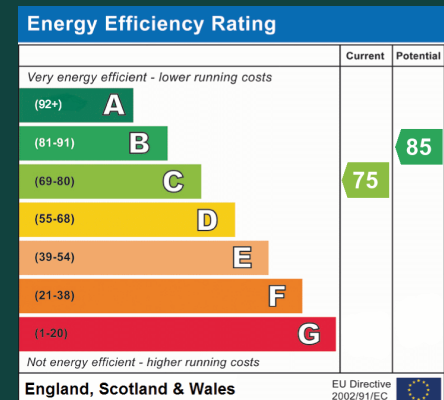
Communal laundry

Communal gardens for residents to enjoy

Located close to shops, bus stop and within one mile of Lymington High Street

Lease renewed in 2018 (115 years remaining)

Age restriction 55 years+



Description

A well presented first floor apartment in this popular development for the over 55's. The property itself has good size rooms and electric heating as well as double glazed windows and is situated within a short walk of local shops, bus stops and Lymington is within a mile.

Communal entrance door with buzzer intercom. Lift and stairs to first floor. Communal lounge for all residents to use. Laundry for residents to use.

First floor landing leading to the private front door to apartment with intercom, leading into the entrance hall, with storage and airing cupboard. Door into the shower room with large fully tiled shower cubicle with electric shower, wash hand basin with mixer taps, low level WC, extractor fan, electric heated towel rail, part tiled walls. Sitting/dining room with TV point, electric heater, window to the side aspect, facing east. Archway opening through to the kitchen which has a range of floor and wall mounted cupboard and drawer units with inset single bowl sink unit with mixer tap and tiled splashbacks, four ring electric hob with extractor over and electric oven below, space for tall fridge freezer. Double bedroom with built in double wardrobe with storage cupboards above, electric heater, window to the side aspect.

There is a communal lounge off the main entrance hall on the ground floor for all residents to use, with large TV, electric fireplace, dart board, and many books and activities and double patio doors opening out to the communal

gardens, which are mainly laid to lawn with various trees, plants and shrubs and seating for the residents to enjoy.

This delightful 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.

Tenure: Leasehold

Term: Lease renewed 1st September 1980 for 159 years (115 years remaining)

Maintenance & Service Charge - £2,100 payable every 6 months (£4,200 per annum) (from September 2024)

Ground Rent - £439.39 every 6 months (£878.78 per annum)

Council Tax Band: A





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