



36 Ainslie Place

Lymington, SO41 9PX

SPENCERS
NEW FOREST





A beautifully presented split level two double bedroom duplex with modern open plan living within the Lymington Shore complex.

The Property

On entering the property you are welcomed into a light and airy hallway with doors to both the modern cloakroom with white suite, double built in storage cupboard housing the boiler and space and plumbing for washing machine. The property boasts a sunny open plan living room, with wonderful River views, which flows into the kitchen/dining area, ideal for entertaining. The kitchen is fitted with a modern range of soft close base cupboards and drawers, matching eye level units with under lights, breakfast bar, stainless steel one and a quarter bowl drainer sink unit with mixer tap, stainless steel Siemens oven with four ring induction hob and extractor hood. Integrated Siemens appliances to include dishwasher, microwave oven and fridge/freezer. There is a useful pantry/cupboard providing additional storage.

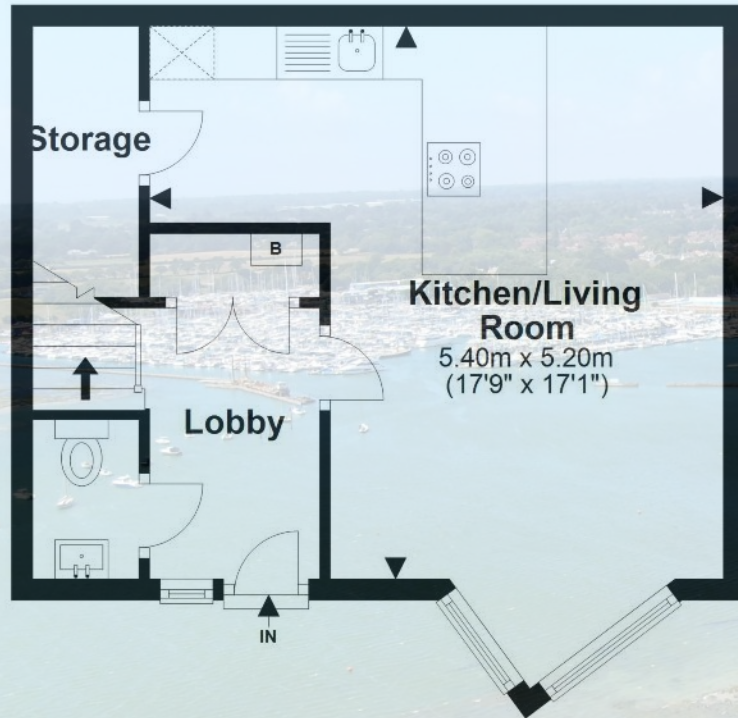
£450,000



FLOOR PLAN

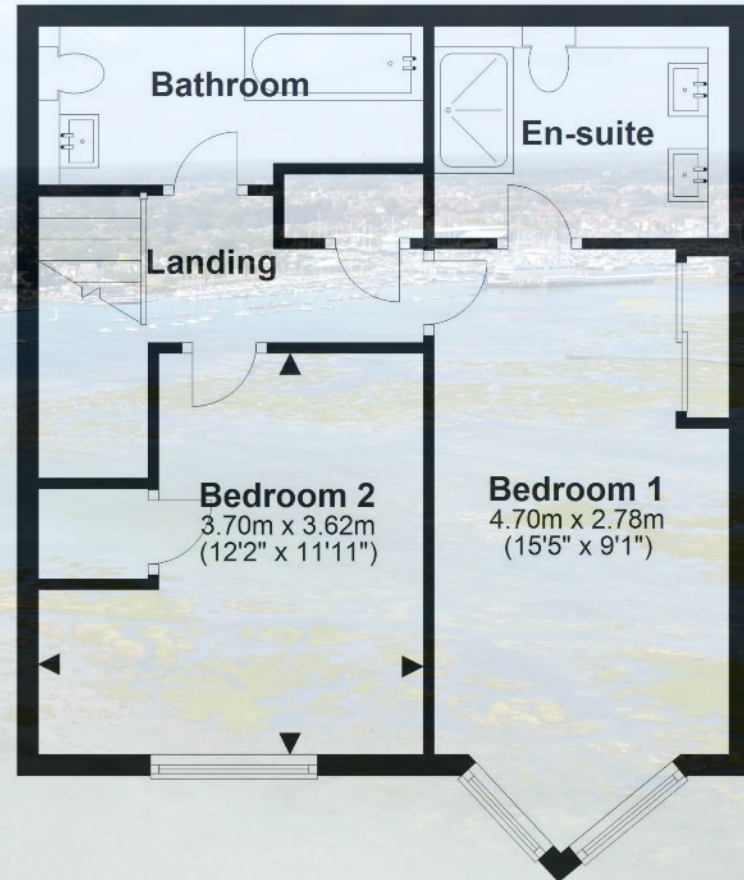
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



The property is offered with vacant possession.

The Property continued . . .

Stairs lead from the hallway to the first floor where there are 2 double bedrooms with fitted wardrobes. The main bedroom benefits from a generous size modern en-suite shower room with two luxury white Villeroy & Boch basins with matching vanity units and walk in Aqualisa shower. There is a full height bay window showcasing the fabulous views of the River and the Isle of Wight. The family bathroom with Villeroy & Boch suite and Aqualisa shower over the bath serves bedroom two. Underfloor heating throughout the property, double glazing, air filtration system are additional benefits to the property. There is a remainder of NHBC guarantee until September 2027.

The Situation

Situated within level walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



The property benefits from an outdoor patio area, river views, secure underground parking and a short walk to the quay, marina and Lymington market town.

Grounds & Gardens

There is an easterly facing private terrace area to the front of the property with enough space for seating/entertaining and wonderful views of the River and the Isle of Wight. Steps lead down to the Lymington River where you will find the Lymington Rowing Club. There is an attractive path around the Lymington Shores complex and some gated wooden play areas as well as a large green. There is secure underground parking for 1 car situated on the second floor next to the lift/stairs (space number 35), bike storage and ample visitor parking spaces.

Directions

From our office proceed to the bottom of the High Street turning left in to Gosport Street. At the round about take the second exit towards the river and Walhampton and take the second right in to Almansa Way. At the end of the road, park and take the steps on the right which rise to Ainslie Place. At the top of the stairs turn left and the property is 100 yards down on the right.



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

Services

Energy Performance Rating: B Current 82 Potential 82

Council Tax: E

Maintenance Charge is payable to Castleford Property Management half yearly in advance.

Ground Rent: Half Yearly approximately £137.50

Service Charge: Half Yearly approximately £793.31

125 year lease from 2012

All mains services connected

Points of interest

Waitrose Lymington	1.0 miles
Lymington Quay	0.7 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Royal Lymington Yacht Club	1.1 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.2 miles

Important Information

Spencers of The New Forest 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.



For more information or to arrange a viewing please contact us:
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