



**Flat 18 Andrews Lodge** *Tylers Close, Lymington, SO41 9AX*



**S P E N C E R S**





*A beautifully presented one bedroom first floor retirement apartment for the over 60s with a lodge Manager and private car parking situated close to the amenities provided by Lymington High Street.*

## The Property

Double doors opening to the main entrance with lift and stairs to the first floor. Private entrance door leading to the hall with spacious airing cupboard and doors to all accommodation. The living room has a feature fireplace with electric fire, window overlooking the communal garden and glass door through to the well fitted kitchen with range of wall and floor level units and granite effect work surfaces over, fan assisted oven, ceramic hob with extractor hood over and space for a fridge freezer. The double bedroom also has a window overlooking the garden and built-in wardrobe with sliding mirror doors. The bathroom comprises a fully tiled shower, wash hand basin and wc and completes the accommodation.

## The Situation

The property is situated in the beautiful Georgian market town of Lymington, within walking distance of the High Street having excellent shopping, restaurant and transport facilities. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturdays 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 which provides a half hourly service to London Waterloo with a journey time of 90 minutes.

## Directions

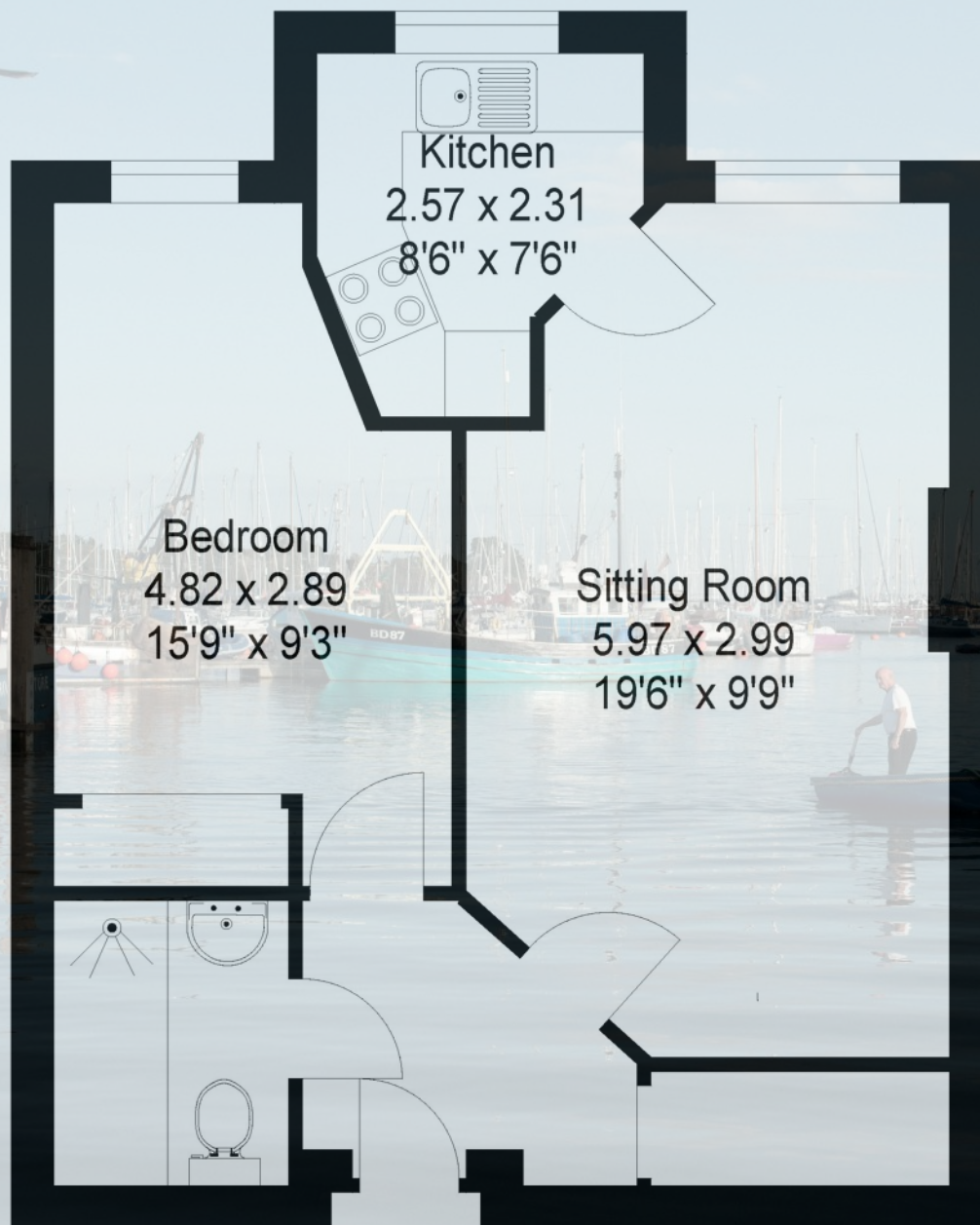
From our office in the High Street, head toward the top of the High Street and on to the one way system and in to Southampton Road. Continue straight ahead through the traffic lights. Andrews Lodge and Tylers Close can be seen after approximately 250 metres on the right hand side. Turn right into Tylers Close and park on the left hand side.

**£125,000**





## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 45.5sq.m. or 490sq.ft.

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NOT TO SCALE**





## Grounds & Gardens

The apartment has a delightful communal patio area and well maintained landscaped gardens. There is a communal parking area and a residents' private car park situated to the side just past the main entrance.

## Services

Tenure: Leasehold

Council Tax: C

Energy Performance Rating: B Current: 86 Potential: 87

Lease Term: 125 years from 2004. There are 104 years remaining

Annual Service Charge: Approximately £3034.13 per annum

Service Charge includes 24/7 Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. Communal areas include residents' lounge, guest suite and fully equipped laundry room. There is a lift to all floors.

Annual Ground Rent: £604.00 per annum

Ground Rent Review: tbc

Pets: Pets are considered by agreement of the management committee

Property Construction: Brick elevations and tile roof

Heating: Electric

Utility Supplies: Mains electric, water & drainage. No gas supply.

Broadband: Superfast broadband with download speeds of up to 80mbps available at this property (ofcom)

Parking: Communal Parking - No allocated space

## 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.

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

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