



**Flat 1, 26 Avenue Road** *Lymington, SO41 9GJ*



**SPENCERS**



## The Property

This very spacious two double bedroom, two bathroom, top floor apartment enjoys a conveniently position close to the Lyminster High Street. Features include a bright and sunny outlook, impressive far reaching views, a secure entry system, lift and under floor heating throughout.

The communal front door leads to the entrance lobby with a coded lift solely to the top floor apartments. The front door leads into the flat's entrance hall with wall mounted entry phone, cloaks cupboards with fitted shelves and an airing cupboard. Doors lead from the hallway to all the accommodation. The magnificent, light, open plan kitchen/reception room is a good sized room with views to the south and east. The kitchen area features a range of eye and base level units with work surfaces over, stainless steel oven with four ring halogen hob and extractor fan over, stainless steel sink, washing machine and dishwasher, built in fridge and freezer and an integrated microwave. The principle bedroom features a built in wardrobe, window affording views over the town and a door leading to the en-suite shower room which features a shower, wash hand basin, low level wc and bathroom cabinet. The family bathroom features a panelled bath, shower cubicle, low level wc and wash hand basin. The second bedroom is a good sized double with far reaching views to the East.

## Grounds & Gardens

The flat benefits from an allocated parking space and a communal bicycle store with light and electricity.

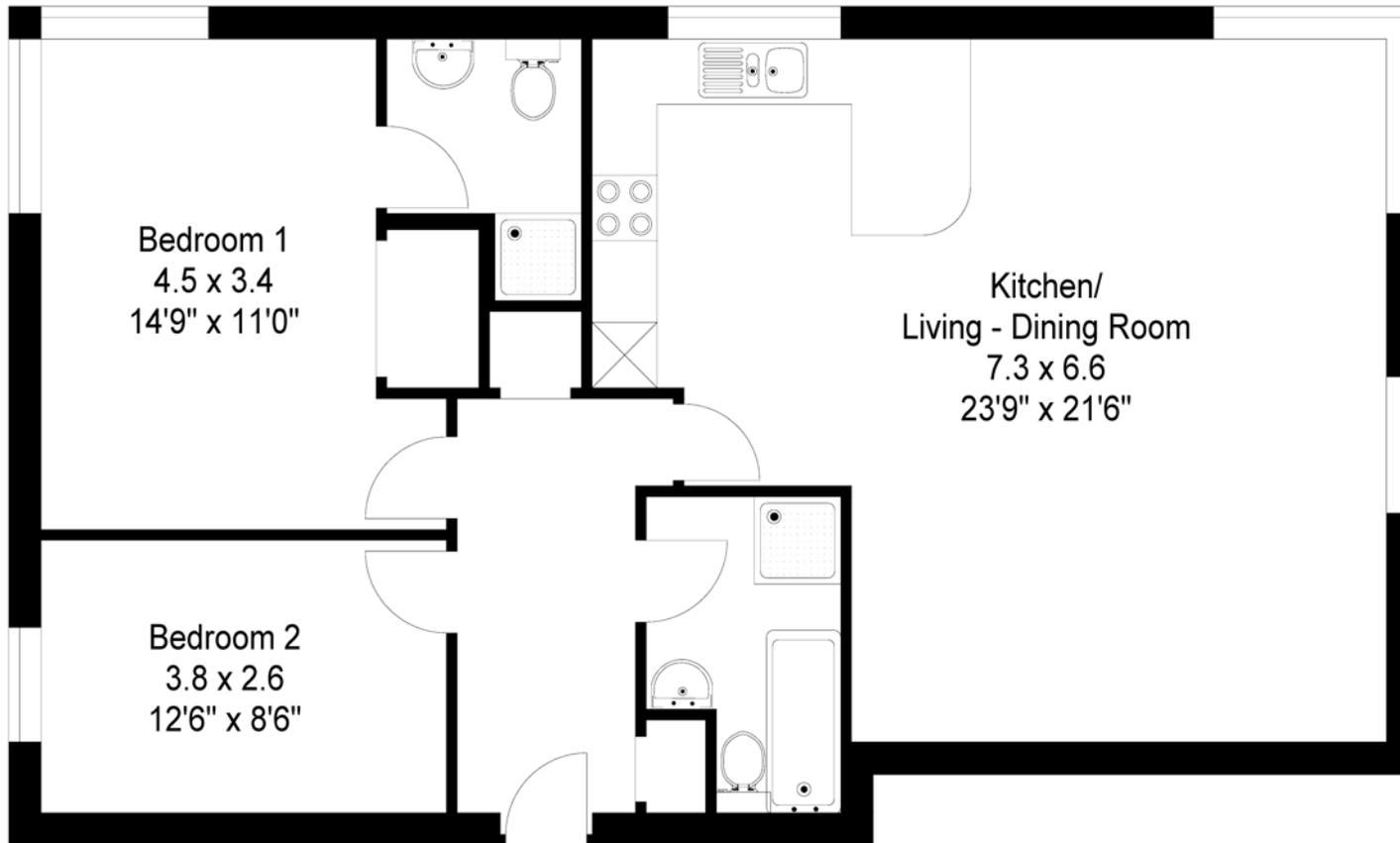
## Directions

From the office turn right towards the Church, take a right and walk through the magnificent church yard, parallel with the green and in front of you will be Wistaria House. Doors open to eth lobby and a private lift takes you to the top floor.

**£345,000**



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 85sq.m. or 915sq.ft.

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NOT TO SCALE**



## The Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. Also within walking distance 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, the origins of which probably date back to the 13th century. 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.

## Services

Energy Performance Rating: C Current: 80 Potential: 81

Council Tax Band : D

Tenure: Leasehold for a term of 999 years from 2002. 975 years remaining.

Service Charge: Approximately £486 per quarter

Ground Rent: Approximately £50.00 per annum

Utilities: Mains electricity, water and drainage

Heating: Gas central heating

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

Parking: Communal car park - one 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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