



56 Almansa Way

*Lymington, SO41 9PY*

SPENCERS  
COASTAL





*Located in the modern and extremely popular Lymington Shores development, this charming two bedroom ground and first floor apartment offers beautifully finished open plan living with private entrance, side river views from the balcony and secure underground parking.*

### The Property

The apartment is approached over a small private terrace with store cupboard from which its own private front door opens to an open plan sitting / dining room and kitchen. The kitchen is fully fitted with a range of high and low level cupboards along with integrated appliances and a generous breakfast bar. There is space for a large dining table adjacent to the floor to ceiling windows and a further sitting area. Also on the ground floor is a WC and store cupboard.

Stairs rise to a first floor landing which provides access to two double bedrooms. The principal bedroom has built in wardrobes and an en suite bathroom and the second bedroom has an en suite shower room.

**£399,950**



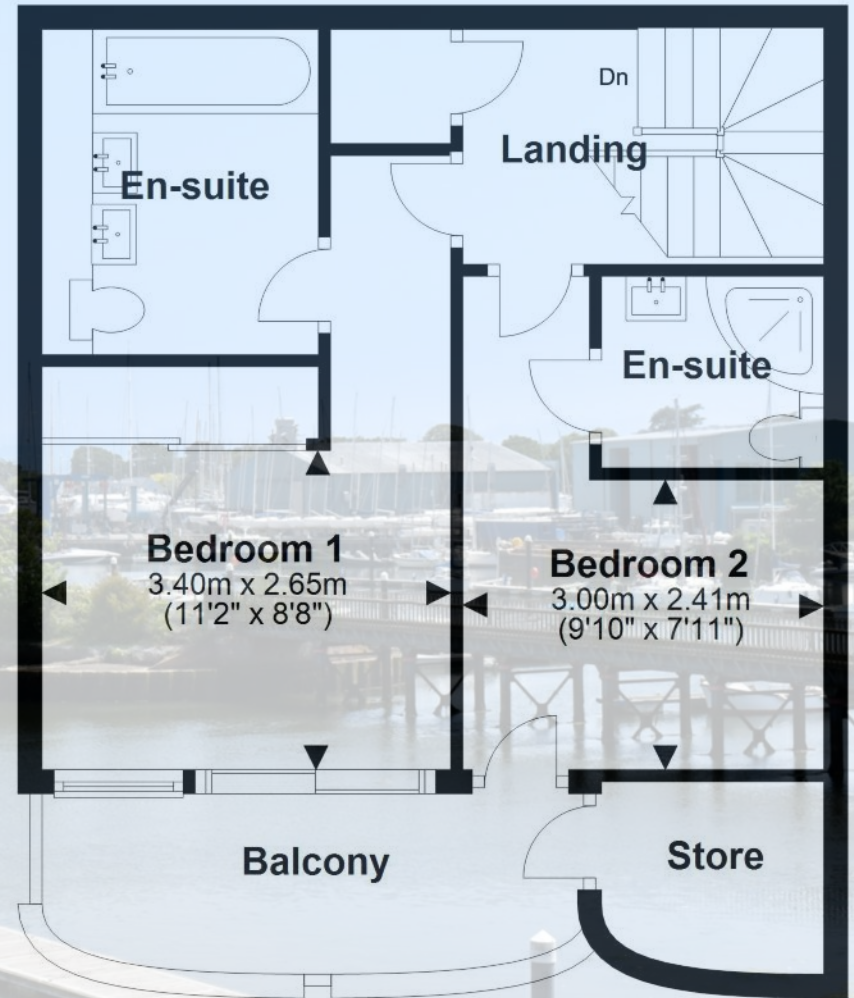
FLOOR PLAN

Approx Gross Internal Area  
83.8 sqm / 901.8 sqft

Ground Floor



First Floor







## Grounds & Gardens

Close to the front door of the apartment, and forming part of the view from the balcony, is a lawned area overlooking the Lymington River. The apartment also has a first floor balcony which is accessible from both bedrooms and enjoys views towards the waters of the Lymington River and marina. There are two private areas for sitting out, one on a terrace immediately in front of the apartment on the ground floor and another on the first floor balcony.

## The Situation

Situated within a moderate and level walking distance from Lymington's busy high street, with its cosmopolitan shopping and Saturday market as well as having the town's picturesque harbour and sailing clubs 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.



## Directions

From the office head towards the bottom of the High Street turning sharp left in to Gosport Street. At the round a bout take the second right towards Walhampton, upon crossing the railway track turn first right in to Almansa Way. The property can be found towards the end of the drive on the right hand side.



## Services

Tenure: Leasehold

Lease Term: 125 years from January 2012

Lease Term Remaining: 112 years

Annual Service Charge: £2029.16 (2024-2025)

Annual Ground Rent: £275.00

Annual Ground Rent Increase (%): TBC

Frequency of any increase (the review date): TBC

Warranty: Within NHBC 10-year warranty

Property Construction: Brick faced elevations under a slate roof

Utility Supplies: Mains electricity, water & drainage. The gas supply is via a communal system the supplier of which is contracted by the managing agents. The property has its own gas boiler. Gas is billed every quarter by Data Energy for occupiers personal use along with an apportionment charge for the communal system. The property is heated by underfloor heating. Apportionment charge: TBC

Council Tax - E

Energy Performance Rating: B: Current 83 Potential 83

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

Moderate mobile coverage via EE, Vodafone, Three & O2

Conservation Area: No

Flood Risk: Low

Restrictions: Residential only; can let long-term only. No short term lets allowed, no large pets allowed and no washing on balconies.

## 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:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencerscoastal.com](mailto:lymington@spencerscoastal.com)

[www.spencerscoastal.com](http://www.spencerscoastal.com)