



Flat 17, Courtlands

New Street, Lymington, SO41 9BJ

SPENCERS
NEW FOREST



A contemporary, two bedroom second floor apartment within this small well maintained development a few minutes level walk from Lymington High Street. An ideal retirement apartment being approximately half a mile from the renowned Lymington marinas, train station and town quay.

The Property

Communal entrance door with security entry system to communal entrance hall with lift and staircase leading to the second (top) floor. Private entrance door to the apartment opens to a hallway, decorated to a high standard with a large coats cupboard and loft access for additional storage. The lounge is a lovely spacious light room with a west facing dormer window. The separate kitchen is well fitted with a range of cupboards and work tops, a fitted electric oven with electric hob and extractor and an under counter fridge. The main bedroom is a good sized double with a large East facing window and ample space for wardrobes if required. Bedroom two is a single room with a sunny East facing aspect. The modern fully tiled shower room completes the accommodation.

The Situation

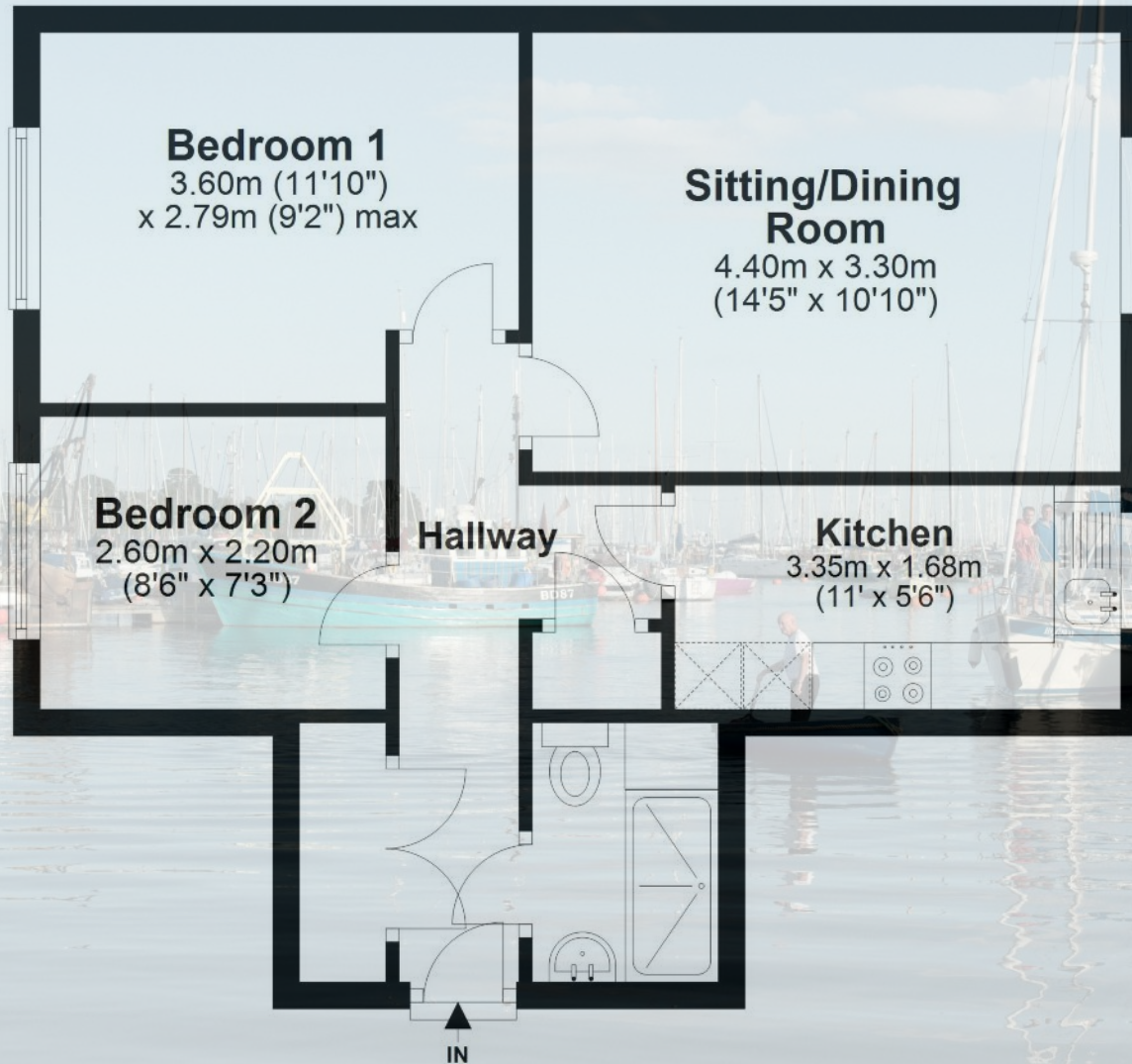
Situated within walking distance of the High Street of the Georgian market town of Lymington which has a wide range of shops and boutiques including three supermarkets, as well as having the benefit of excellent sailing facilities including two large marinas on the Lymington River. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line rail link to the New Forest village of Brockenhurst (approximately 15 minutes), which is some 5 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo approximately 90 minutes). Junction 1 of the M27 lies about 12 miles to the north, and links with the M3 for access to London.

£138,000



Second Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 47.7 sq. metres (513.4 sq. feet)

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



Grounds & Gardens

The communal gardens are well maintained and offer a sunny position, within a lawned area to the rear with attractive shrub borders. There is secure off road parking for residents and visitors and a level walk to the high street only 200 yards away.

Services

Energy Performance Rating: Current:C 78 Potential: B 82

TENURE: Leasehold for a term of 99 years from 1987 which can be extended by 90 years. Service Charge: £224.31 per month which includes buildings insurance, on site house manager, water bill, heating & lighting of communal areas, communal lounge, grounds, guest apartment for visitors.

CONDITIONS WHICH APPLY TO COURTLANDS:-

The residents who reside at the property must be a minimum of sixty years of age.

Sub-letting is not permitted.

There is a guest suite and laundry facilities for residents use.

Directions

From our office proceed down the High Street and turn left into New Street. After passing the left hand turning to Emsworth Road, Courtlands can be found on the left hand side .

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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