



7 River Court

Gosport Street, Lymington, SO41 9BE



SPENCERS





A well presented three bedroom first and second floor duplex apartment benefiting from far reaching views across Walhampton. The property has an allocated parking space and is situated within close proximity to the Town Quay, railway station and High Street.

The Property

The property is located at the rear of the building. Communal door and entry phone system leading to a reception area with stairs to first floor. A further door leads to an inner landing with front door to the apartment this opens to hall with plenty of storage and staircase rising to the second floor and double glass doors to the living/dining room with views from the double glazed sash windows to Walhampton and beyond. The living room is spacious and beautifully decorated. The fully fitted kitchen has been completely refitted with units supplied by Howdens finished in gloss white with floor and wall cupboards and recessed lighting illuminating the worktops. Built in composite sink unit and fridge freezer, stainless steel electric oven with ceramic hob and extractor unit over. Cupboard housing Worcester gas fired boiler. A shower room completes the first floor accommodation.

£350,000

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Lymington is surrounded by the outstanding natural beauty of the New Forest National Park.

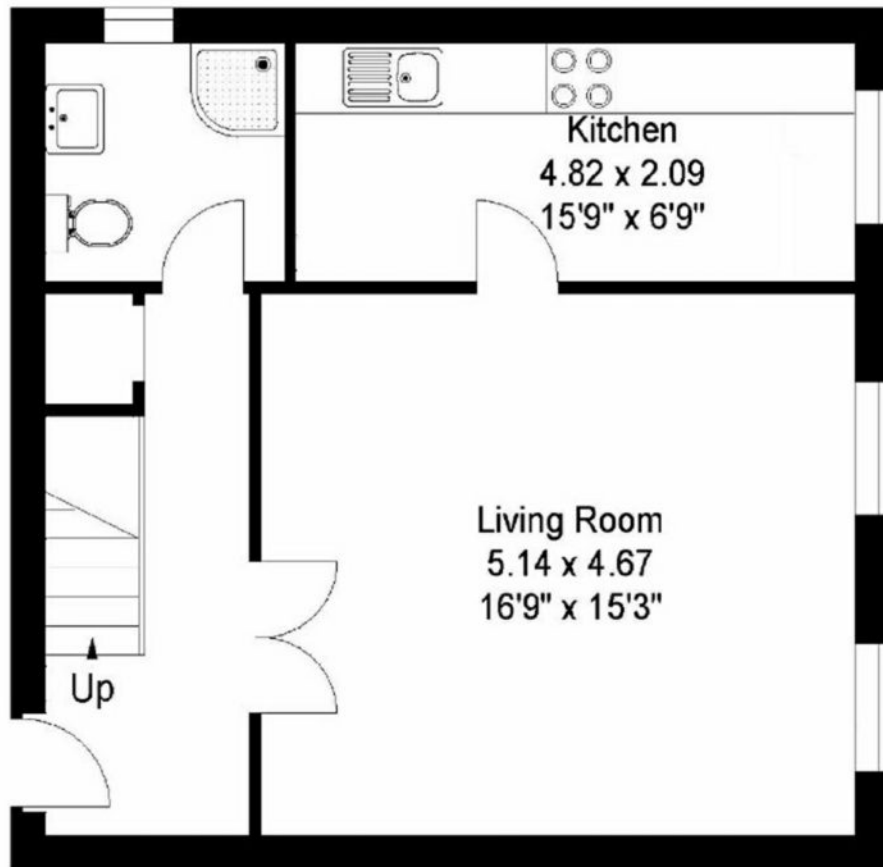
The Property Continued

Stairs rise to the second floor landing with velux unit above and access to the roof space. Door to the principal bedroom which is full of light with fitted wardrobes and window to rear with views towards Walhampton. The second bedroom is also a double bedroom with wardrobes. Bedroom three is smaller and includes fitted wardrobes and a velux ceiling unit. The main bathroom has a white suite and towel rail.

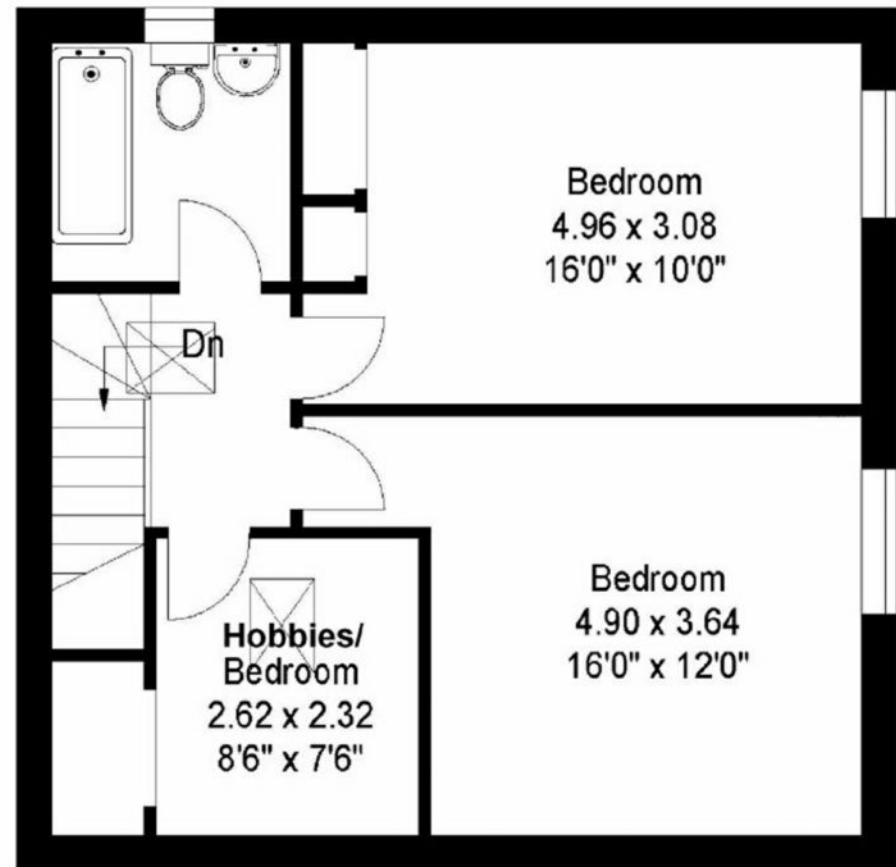
Directions

From our office proceed down the High Street and turn left into Gosport Street. Continue on passing Station Street on the right and River Court can be found on the right hand side just before the left hand turning into North Close.

FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 94 sq.m or 1012 sq.ft

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

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NOT TO SCALE



Grounds & Gardens

The property is approached from Gosport Street and to reach the car parking you drive under an arch to a brick paved courtyard with an allocated space. There is a grassed area on the left where there is a communal clothes drying area. There is also a communal bin and bike store.



Situation

The property is situated in the beautiful Georgian market town of Lymington and is a moment's walk from the High Street, station, town quay and marinas. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 giving access to London. There is a branch line link to Brockenhurst Railway Station (approx. 5.5 miles) with direct access (half hourly) to London Waterloo in 90 minutes.



Additional Information

Tenure: Leasehold

Lease Term: 999 years from April 2015

Lease Term Remaining: 989 years

Annual Service Charge: £1,340

Annual Ground Rent: £0

Utility Supplies: Mains electricity, gas, water & drainage

Heating: Gas central heating

Council Tax - D

Energy Performance Rating: C Current: 78 Potential: 78

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

Conservation Area: Lymington

Parking: Communal parking - x1 allocated space

Important Information

Spencers 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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