



4 Grosvenor Mews

Lymington, SO41 9JY

SPENCERS
COASTAL





A spacious ground floor apartment with its own front door set in beautiful communal gardens with a garage and visitor parking. The apartment is now in need of updating throughout and is situated approximately half a mile from Waitrose and Lymington's High Street.

The Property

The apartment is situated on the ground floor of this two storey building and has the rare benefit of its own front door. Now in need of updating and modernisation, the property has all mains services connected and has the potential to be a delightful home close to the heart of Lymington.

The front door opens to an internal porch with storage cupboard and a further door to a large living room with a bay window and parquet floor. There is a kitchen off the living room with fitted units and cupboard housing the hot water cylinder.

From the sitting room, a door leads to the rear hall which provides access to two generous double bedrooms and a separate bathroom with both bath and shower cubicle.

£245,000



FLOOR PLAN

Ground Floor

Approx. 68.0 sq. metres (731.7 sq. feet)

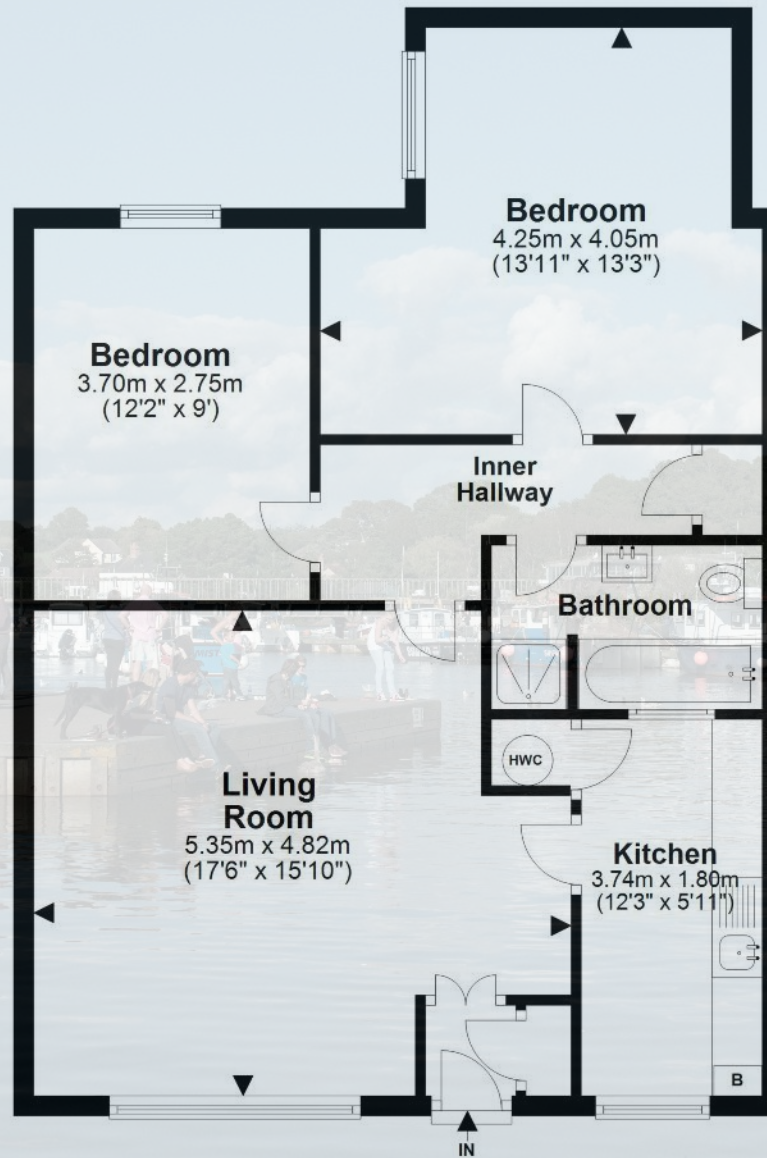


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Grounds & Gardens

The apartment enjoys a front aspect over looking a section of the lawned garden. There is a further large communal garden offering significant space with a large section of lawn, various plantings, mature hedges and trees with well defined boundaries. A single garage is located on the right hand side as you enter the private close. In addition there are a number of guest/visitor parking bays.

The Situation

Grosvenor Mews is a charming small development in the neo-Georgian style set in delightful communal gardens within walking distance of the market town of Lymington, with its cosmopolitan shopping and picturesque harbour 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 mile s) which offers a half hourly service to London Waterloo with a journey time of approximately 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 onto Southampton Road. Continue over a mini-roundabout and Grosvenor Mews is located immediately on your left where there is visitor parking. The path to apartment is located on the left hand side of the drive in.

Services

Energy Performance Rating: C Current: 73 Potential: 78

TENURE: Leasehold for a terms of 999 years from 24 June 1968

Ground Rent /Service Charge: Just the service charge of £325 every 3 months

Council Tax Band: C

Pets: TBC

Holiday Lets: TBC

All mains services connected

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

www.spencerscoastal.com