



26 ALMANSA WAY • LYMINGTON • SO41 9PY

£359,950

A stunning two-bedroom duplex apartment in the sought-after Lyminster Shores Development. Offered with no forward chain this like-new apartment features a large open-plan kitchen/dining living room, en-suites off both bedrooms and a large wrap-around balcony.



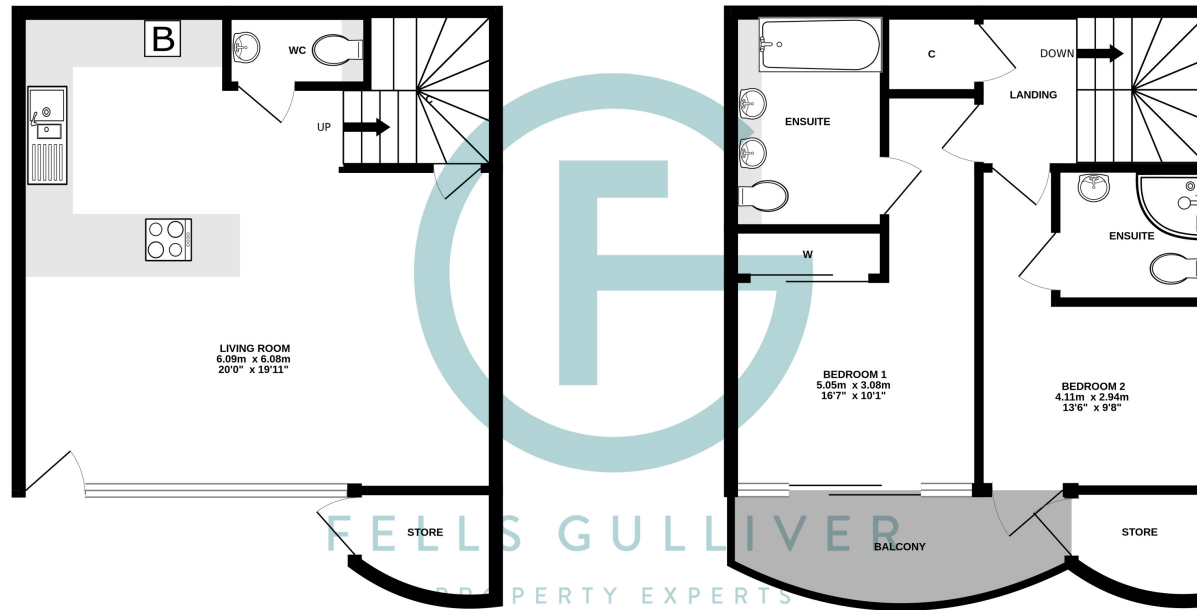
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PROPERTY EXPERTS



GROUND FLOOR  
39.3 sq.m. (424 sq.ft.) approx.

1ST FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 78.8 sq.m. (849 sq.ft.) approx.  
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## Property Specification



- A stunning two-bedroom duplex apartment
- Ground and first floor accommodation
- Large balcony with additional storage
- Own front door with private front garden
- Large open plan kitchen/dining and reception room
- En-suite bathrooms off both bedrooms and downstairs cloakroom
- Moments from Lymington High Street and New Forest
- Secure underground parking space
- Sought after luxury riverside development
- Offered with no forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# Description

A spacious and beautifully presented duplex apartment occupying the ground and first floor with direct access. The accommodation comprises two double bedrooms, each with a modern en suite and an adjoining balcony. The master bedroom benefits from floor-to-ceiling fitted wardrobes and sliding doors to the balcony. The balcony is of good size with plenty of space for bistro seating, a large external storage cupboard and views on both sides towards the river. Downstairs there is a large open-plan kitchen/dining/reception room, a fantastic space ideal for entertaining. The luxury modern kitchen has ample worktop space with a breakfast bar and built-in appliances. A cloakroom completes the ground floor. The apartment has underfloor heating throughout. The property comes with an easily accessed underground parking space.

The duplex is within easy reach of the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond, offering plenty of opportunities for the water

sports enthusiast. Lymington High Street is moments away with a wide range of shops, boutiques, supermarkets, and restaurants. Lymington Town train station is approximately a 5-minute walk and has a rail link to the mainline station at Brockenhurst, connecting to London Waterloo (under two hours away). The New Forest is just across the bridge making this property ideal for all outdoor activities.

We understand from the seller that the latest service charges and ground rent are as follows;

Ground Rent: £275 per annum (2 instalments of £137.50 payable half yearly) 01/04/23 - 31/03/24

Service Charge & Maintenance: £1,939.40 per annum (2 instalments of £969.70 payable half yearly) 01/04/23 - 31/03/24

Lease: 125 years from 2015.







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