



## Flat 12 Cannon House

*Cannon Street, Lymington, SO41 9BR*



SPENCERS





*A bright and well-presented two-bedroom apartment enjoying pleasant views and beautifully maintained communal gardens. Ideally located close to the High Street, the property further benefits from two secure underground parking spaces.*

## The Property

On entering the apartment, you are welcomed into a small inner porch with useful space for coats and shoes. The hallway leads to all rooms, including a spacious living/dining room which is filled with natural light from a large window, offering a lovely outlook with glimpses of the Isle of Wight. There is ample room for a dining table and chairs, and its position adjacent to the kitchen makes for a convenient layout.

**£245,000**

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FLOOR PLAN

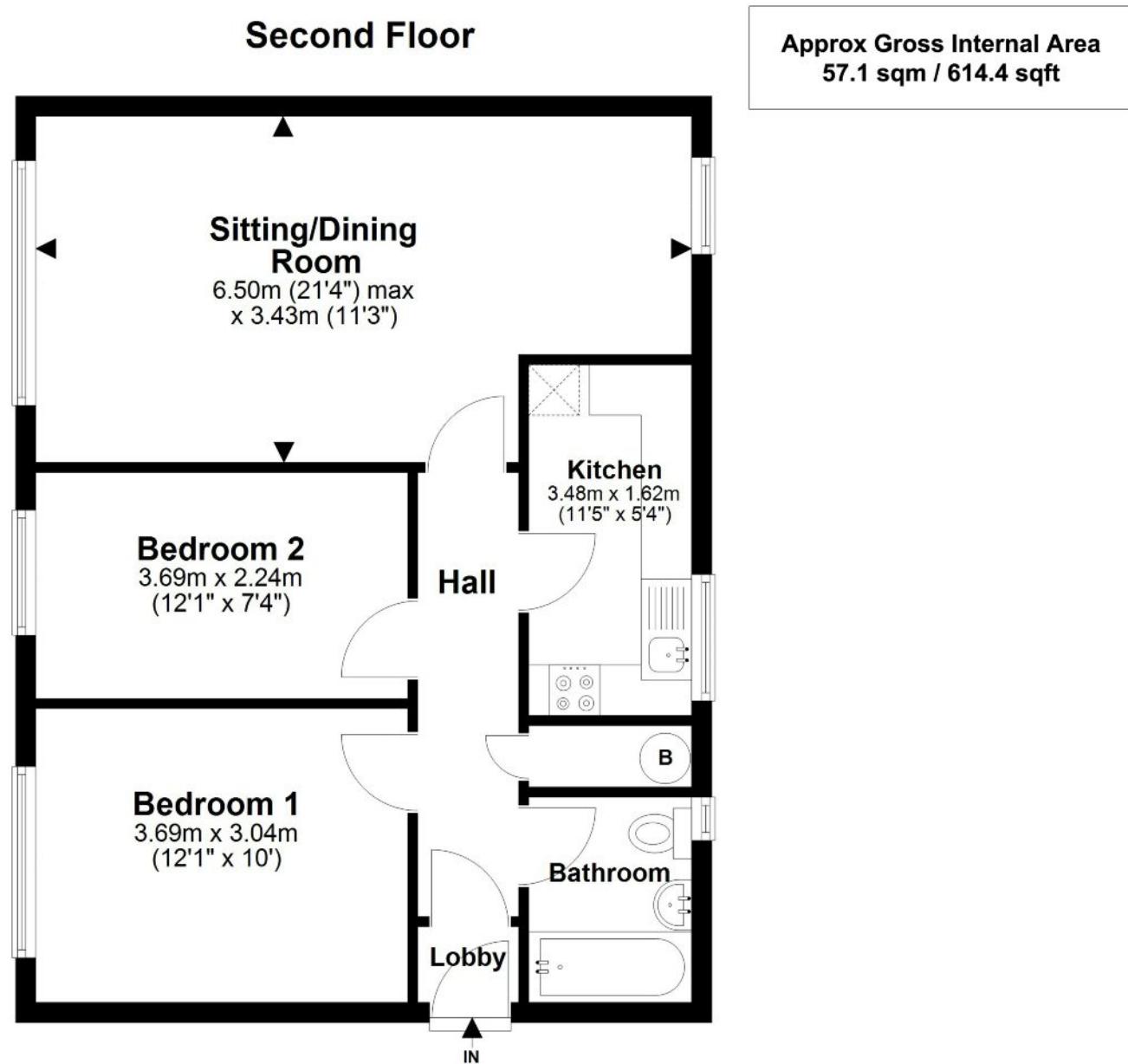


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



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*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

### **The Property continued . . .**

The property offers two double bedrooms, both benefiting from the sunny aspect, as well as a separate bathroom. While the apartment is in good condition, buyers may wish to update the kitchen and bathroom to suit personal tastes.

### **Situation**

Quietly tucked away in a highly sought after town centre location with easy access to the High Street and Quay, this stunning property is within a few minutes walk of Lymington's Georgian High Street with its excellent range of shops, restaurants and cafes. Lymington railway station is also within easy walking distance and serves Brockenhurst mainline station from where you can connect to London Waterloo in under 1hr 40m.



## Grounds & Gardens

The property is accessed via steps leading to the communal entrance hall. A secondary doorway opens onto a charming courtyard, which provides access to a selection of apartments. Secure underground parking is available via an electronic garage door, with the apartment benefitting from two allocated spaces. To the rear, the beautifully maintained south-facing communal gardens offer a light-filled and tranquil outdoor setting for residents to enjoy.

## Directions

From our office in the High Street, proceed down the High Street and turn left into New Street. Take the next right into Cannon Street and Cannon House can be found a short distance on the right hand side.



## Services

Tenure: Leasehold

Lease Term: 215 years from 24 June 1976

Lease Term Remaining: 166 years

Annual Service Charge: £1,574 per annum

Annual Ground Rent: tbc

Council Tax: C

Energy Performance Rating: D Current: 66

Potential: 74

Utility Supplies: Mains electric, gas, water and drainage

Heating: Gas central heating

Broadband: No broadband connection currently at the property.

Superfast Broadband with download speeds of up to 70 Mbps are available at the property (Ofcom).

Pets: At the discretion of the Management Company, buyer to check with their solicitor.

Holiday Lets: No

Long Term Lets: Yes

Parking: Garage

## 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.



## LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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