



Flat 3 Athelstan Court

St Thomas Park, Lymington, SO41 9FB



SPENCERS





A well-planned and spacious two bedroom, raised ground floor apartment conveniently located at the top of the Lymington High Street, close to Waitrose, with the benefit of a large garage with work shop area and moments from all amenities.



The Property

Stairs rise to the front door and the communal entrance hall with the private front door opening into a good sized hallway with storage for coats and umbrellas. The spacious living room enjoys views to the rear. The kitchen has a westerly aspect with a range of fitted work tops and cabinets, single drainer sink, space and plumbing for a washing machine, fridge freezer, an integrated electric oven and four ring hob.

£245,000





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

The Property Continued

The principal bedroom is a generous space with ample room for bedroom furniture and an adjacent bathroom comprising a white panelled bath with shower over, wash hand basin and low level wc. Bedroom two is also a double room and enjoys an abundance of natural light with a front aspect.



Grounds & Gardens

The apartment is tucked away on a quiet no through lane at the top of the High Street and where there is a convenient short-stay car park positioned opposite the property, as well as residents parking. The large garage has space for a workshop to the rear and has a secure entrance door.

FLOOR PLAN



Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



This property is being offered for sale with no forward chain.

Situation

The property is situated in the heart of the beautiful Georgian market town of Lymington and is within a moments walking distance of Waitrose, a local bakery and a further range of shops and restaurants. Also within easy reach are two marinas and the sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street. 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 (approx. 5.5 miles) which gives direct access to London Waterloo in 90 minutes.

Directions

From our office, turn right and continue to the top of the high street, bearing right and turn right in front of Waitrose. Bear left passing through the traffic lights and take the first right into St Thomas Park. The property is on your right.



Services

Tenure: Leasehold

Lease Term: 199 years from 24 June 2009

Lease Term Remaining: 182 years

Annual Service Charge: Approximately £812.00 every 6 months

Annual Ground Rent: tbc

Council Tax: C

Energy Performance Rating: C Current: 70 Potential: 75

Utility Supplies: Mains electric, gas, water and drainage

Heating: Gas central heating

Broadband: Superfast Broadband with download speeds of up to 78 Mbps are available at the property (Ofcom).

Pets: At the discretion of the Management Company

Holiday Lets: tbc

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk