



New Street

Lymington, SO41 9BJ

SPENCERS  
NEW FOREST





# Flat 18 Courtlands New Street

Lymington, SO41 9BJ

£129,950

**A contemporary, recently refurbished one bedroom second floor apartment within this small well maintained development for the over 60s only a few minutes level walk from Lymington High Street and approximately half a mile from the renowned Lymington marinas. EPR: C**

## Situation

Situated within walking distance of the High Street of the Georgian market town of Lymington which has a wide range of shops and boutiques including three supermarkets, as well as having the benefit of excellent sailing facilities including two large marinas on the Lymington River. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line rail link to the New Forest village of Brockenhurst (approximately 15 minutes), which is some 5 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo approximately 90 minutes). Junction 1 of the M27 lies about 12 miles to the north, and links with the M3 for access to London.

## The Property

Communal entrance door with security entry system to communal entrance hall with lift and staircase leading to the second (top) floor. Private entrance door to the apartment opens to a hallway, leading to the contemporary open plan living/kitchen area. This apartment has been imaginatively refurbished to achieve a light, and spacious room with twin aspect to the rear and side. The modern fitted kitchen has a four ring ceramic hob with extractor unit above, integral electric oven, a range of contemporary units together with recessed lighting, worktops with cupboards and drawers below, integrated washing machine, a feature wooden topped central island with room for seating and integrated fridge and freezer below.

A spacious walk-in clothes closet has recently been created leading off the hallway. This has fitted clothing rails and shelving and also accommodates the hot water cylinder. The spacious bathroom has a panelled bath, wc, shower unit, wash hand basin, and a heated towel rail. The double bedroom has a window to the south and a recessed wardrobe area. The property has been re-carpeted with quality carpets throughout and decorated to a high standard.



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## Outside

The communal gardens are well maintained and offer a sunny position, within a lawned area to the rear with attractive shrub borders. There is parking for residents and visitors.

## Directions

From our office proceed down the High Street and turn left into New Street. After passing the left hand turning to Emsworth Road, Courtlands can be found on the left hand side.

## Services

Energy Efficiency Rating: Current 78 Potential 80

Council Tax Band: B

All mains services are connected:

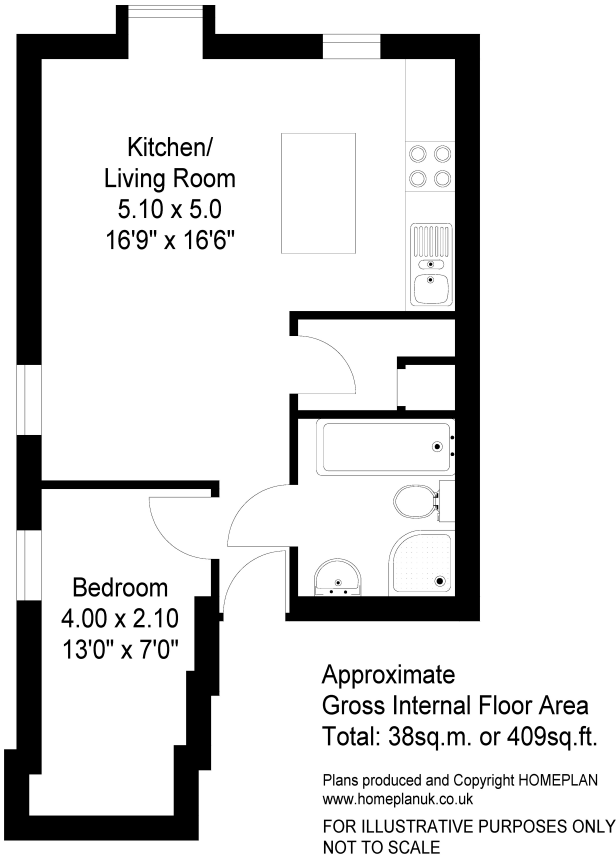
TENURE: Leasehold for a term of 99 years from 1987 which can be extended by 90 years. Service Charge: £224.31 per month which includes buildings insurance, water bill, heating communal areas, communal lounge, grounds, guest apartment for visitors.

CONDITIONS WHICH APPLY TO COURTLANDS:-

The residents who reside at the property must be a minimum of sixty years of age.

Sub-letting is not permitted.

There is a guest suite and laundry facilities for residents use.







Spencers of The New Forest 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 or efficient working order or fit for their 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 for you.

For more information please contact us:

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