



Penthouse

133 Almansa Way, Lymington, SO41 9PZ

SPENCERS  
NEW FOREST





*A spectacular Penthouse riverside apartment with panoramic views across the Lymington river and the Solent towards the Isle of Wight. Part of a recently finished and exclusive development, the penthouse offers spacious living and entertaining space presented throughout in excellent order.*

### **The Property**

Finished in early 2017 this apartment is situated in an exclusive enclave in the prestigious Redrow development and occupies a secure and secluded position accessible via a lift to the top floor. The apartment has been finished to an extremely high standard and there is underfloor heating throughout the property together with a balanced ventilation system with heat recovery to provide a healthy interior climate and optimum comfort level.

Since its completion, the penthouse has been comprehensively re-decorated lending the accommodation a subtle yet contemporary style. The front door opens to a wide entrance hall which flows through to the sensational double aspect lounge with two sets of doors opening onto a large decked balcony with river views, which provides a glorious backdrop to this outstanding living area. The living room offers a stylish open plan dining area and luxury kitchen. The kitchen contains a wide range of high quality appliances including two fitted ovens, steam oven, in-built coffee machine, induction hob, integrated fridge/freezer,

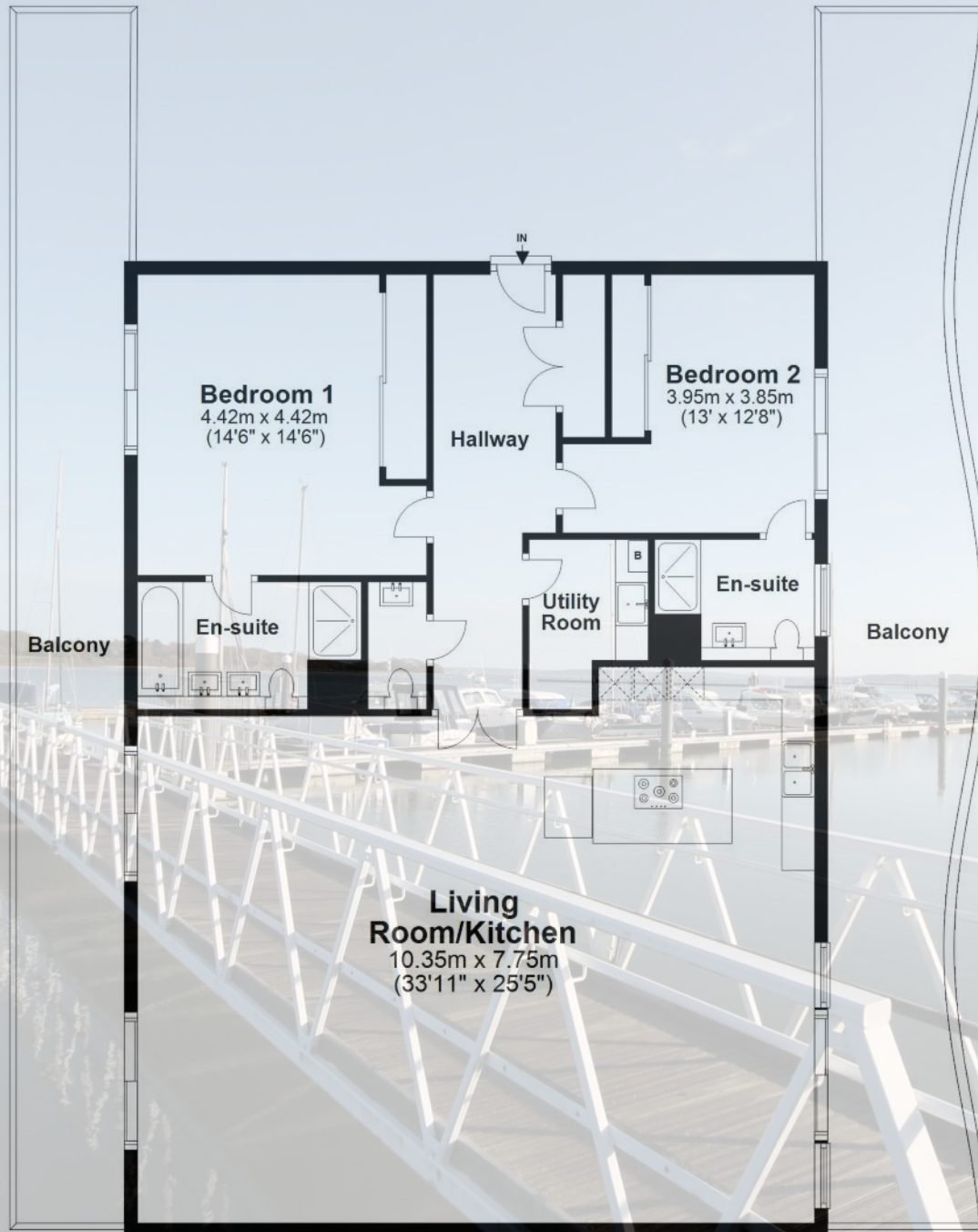
**£1,150,000**



FLOOR PLAN

Top Floor (excl. balconies)

Approx. 150.1 sq. metres (1615.4 sq. feet)



Penthouse



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*The apartment is finished and specified to a high standard with two large decked balconies running the length of the apartment on both sides, providing exceptional entertaining space with stunning views. There is ample private parking for two cars behind electronic gates.*

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

dishwasher, and an under counter wine fridge. A Quooker tap ensures boiling water on demand.

There is a separate utility room with integrated washing machine and tumble drier and a guest wc.

The master bedroom has access to the balcony, a range of fitted wardrobes and a large and beautiful en-suite bathroom including a panelled bath, twin wash hand basins, a large walk-in shower and wc. The second double bedroom again has fitted wardrobes, access to the beautiful decked balcony with excellent river views and an en-suite shower room with double width shower cubicle, wash hand basin and wc.





## Outside

To the rear of the apartment, accessed via electronic gates, is the allocated parking for two large cars. The property's enviable riverside location is enhanced by substantial and highly impressive balconies on both sides of the property. The twin balconies are an ideal place to relax and entertain whilst enjoying the outstanding views. The complex overlooks communal lawns with access to the waterfront and the impressive South facing views of Lymington quay and marina with the Isle of Wight beyond.

## The Situation

This superb Penthouse apartment occupies an exceptional position on the banks of the Lymington River with spectacular views towards the Solent beyond the river. The penthouse is part of a recently completed gated development by Redrow designed to maximise enjoyment of the outstanding coastal lifestyle that Lymington enjoys. The property is extremely convenient for Lymington's Georgian High Street which features a range of national shops and independent boutiques as well as excellent cafes, bars and restaurants. The area is renowned for its nautical connections with Lymington Yacht Haven and its Boat Club offering unlimited easy access to a fleet of professionally maintained boats for an annual fee. The Royal Lymington Yacht Club and Lymington Sailing Club are also close by. Lymington Rowing Club has recently relocated its clubhouse to the river and there are moorings available through the harbour master. The New Forest is also on the doorstep with over 219 square miles of wonderful open spaces providing extensive walks and cycle trails. There are superb beaches at Milford on Sea and Highcliffe to the west as well as golf clubs just up the road at Walhampton and further away at Brockenhurst and Barton on Sea. Lymington is equidistant between the larger centres of Bournemouth and Southampton which lie 18 miles to the west and north east respectively. Both have international airports with parking and offer a wider range of shops and entertainments.

Identified by the Sunday Times, Lymington is an ideal location to join the part-time commuter revolution and work from whilst still in easy reach of London. Lymington has a railway station providing services to London Waterloo via Brockenhurst in under two hours. Reading Station is reached by train from Lymington within two hours and offers services westwards down to Cornwall, up to Oxford, Manchester and beyond, as well as Gatwick Airport and London Paddington.



## Directions

From our office in Lymington, head down the High Street and at the bottom, follow the road as it turns sharply to the left. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way and the communal door and lift to the apartment can be found at the end of the complex on the left hand side.

## Services

Energy Performance Rating: B: Current 84 Potential 84

Council Tax Band: F

All mains services connected

TENURE: Leasehold for a term of 125 years from 1<sup>st</sup> January 2012.

Maintenance Charge: £3,525 pa, Ground Rent: £300 pa

## Points of interest

Lymington Train Station	0.1 miles
Lymington Quay	0.2 miles
Walhampton (Private School)	0.5 miles
Royal Lymington Yacht Club	0.5 miles
Lymington Hospital	0.7 miles
Waitrose Lymington	0.7 miles
Priestlands Secondary School	1.0 miles
Lymington Recreation Centre	1.0 miles
Brockenhurst Golf Club	3.8 miles
Brockenhurst Tertiary College	4.3 miles
The Pig	4.4 miles

## Important Information

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 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:

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