



1 Cavendish Place

Lymington, SO41 9ET

SPENCERS
COASTAL



Cavendish Place is an exclusive development of eleven apartments positioned in a small, private close in a most convenient central location. Recently constructed to an exacting standard by Penny Farthing Homes, the ground floor apartment presents generous three bedroomed accommodation only a few minutes short level stroll from the High Street in Lymington.

The Property

A secure entrance system allows access to the building and to this beautifully appointed apartment. The entrance hallway is spacious with ample storage cupboards and attractive beaded wooden doors are fitted throughout. Double glazed doors lead to the living room. French doors lead to the patio and the well tended communal grounds. There are windows to the front and side aspect and an electric fireplace with surround. There is also a gas point should purchasers wish to change this for a gas fire. The comprehensively fitted kitchen/breakfast room has a range of integrated appliances to include an eye-level oven and separate gas hob, dishwasher, washer/dryer, microwave, sinkerator and space for a fridge freezer. There is a window to the side aspect. The principle bedroom suite has a triple wardrobe and there is an en-suite shower room. A pressurised hot water system is positioned in a generous airing cupboard in the hallway. There are two further bedrooms, one of which is currently utilised as a separate dining room. The bathroom is well appointed with a shower above the bath.

£475,000





within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833.

Grounds & Gardens

The communal grounds are well tended with areas of lawn and there is a private area with mature hedges immediately opposite the patio of this corner ground floor apartment. The development has been very well planned with visitor parking and resident parking around the building and in front of the detached electrically operated garage that belongs to this apartment.



The Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

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Approximate Gross Internal Area = 96.5 sq m / 1039 sq ft

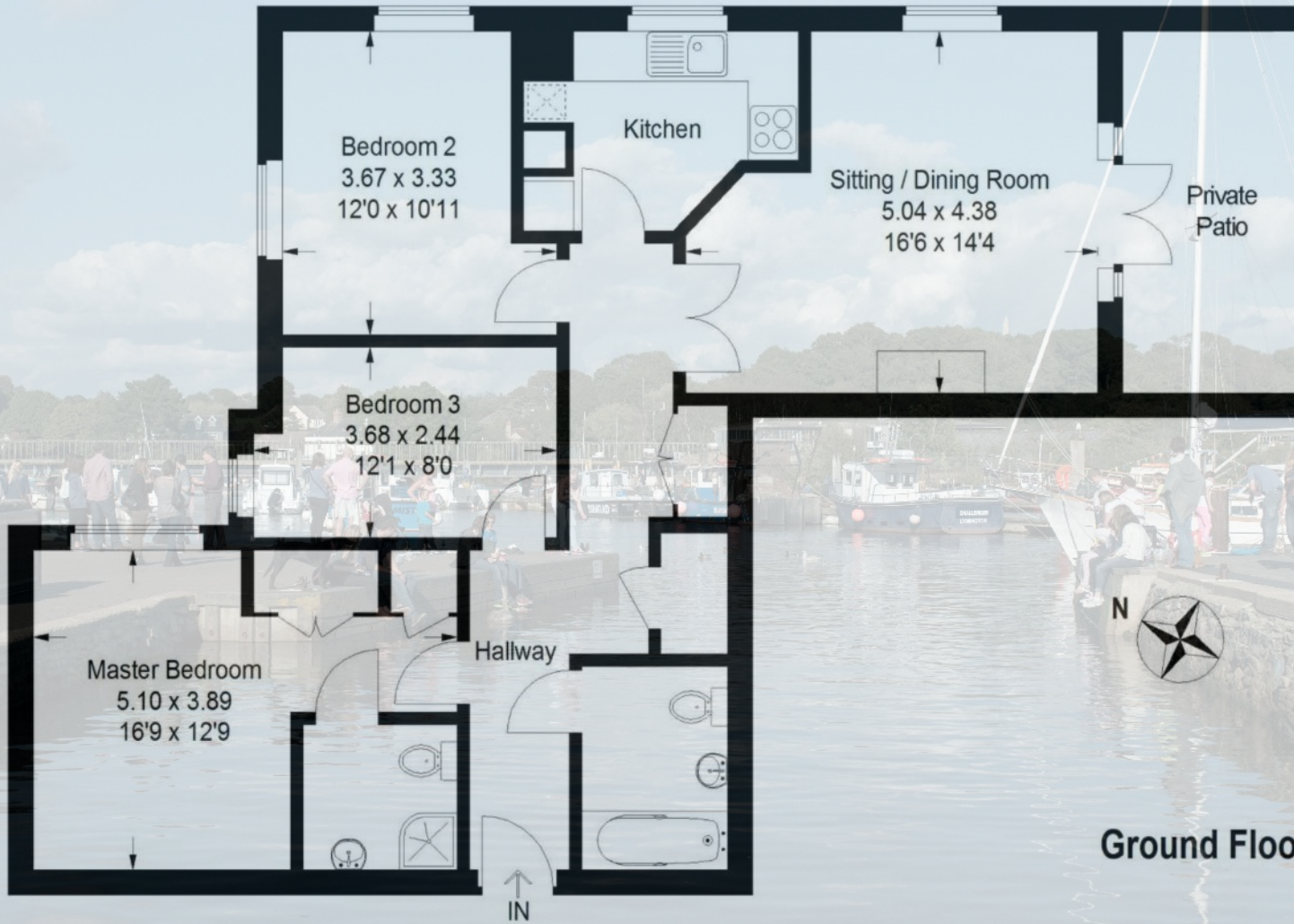


Illustration for identification purposes only; measurements are approximate, not to scale.
EPC South Coast Surveys



Directions

From our offices in Lymington, proceed up the high street and at the one way system, turn right onto the A337, Queens Street. Continue along this road onto Southampton Road (A337). At the crossroads, take the right turning onto Avenue Road. Cavendish Place is on the left hand side. On turning into Cavendish Place, please park in the visitor parking on your right and near to the main entrance to the apartment building.

Additional Information

Tenure: Leasehold

Council Tax - D

Energy Performance Rating: C Current: 76 Potential: 78

Lease Term: 125 years from 1 January 2006, 105 years remaining

Annual Service Charge: Fee of approximately £2,400.00 per annum

Annual Ground Rent: £320.00 per annum

Annual Ground Rent Increase (%): tbc

Frequency of any Increase (the review date): tbc

Pets: No pets allowed without permission of Management Company

Holiday Lets: tbc

Property Construction: Standard construction

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Restrictive Covenants: tbc

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Parking: Garage & x1 allocated parking space within communal car park

Important Information

Spencers of Lymington Ltd 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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