



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

18 Homewood House

Milford Road • Pennington • Lymington • SO41 8EZ



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Located just a short level walk of the local shops and within easy reach of Lymington High Street and amenities, this one double bedroom first floor apartment for the over 55's has the benefit of well maintained communal gardens, a house manager on and an extended lease.



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£75,000

Key Features

- Modern kitchen
- Double bedroom with built-in double wardrobe and cupboards above
- Large communal lounge for all residents to use
- Communal gardens for residents to enjoy
- Age restriction 55 years+
- Sitting /dining room
- Shower room with large shower cubicle
- Communal laundry
- Located close to shops, bus stop and within one mile of Lymington High Street
- Lease renewed in 2018

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Description

A well presented first floor apartment in this popular development for the over 55's. The property itself has good size rooms and electric heating as well as double glazed windows and is situated within a short walk of local shops, bus stops and Lymington is within a mile.

Communal entrance door with buzzer intercom. Lift and stairs to first floor. Communal lounge for all residents to use. Laundry for residents to use.

First floor landing leading to the private front door to apartment with intercom, leading into the entrance hall, with storage and airing cupboard. Door into the shower room with large fully tiled shower cubicle with electric shower, wash hand basin with hot and cold taps, low level WC, extractor fan, electric heated towel rail, part tiled walls. Sitting/dining room with TV point, electric heater, window to the side aspect, facing east. Archway opening through to the kitchen which has a range of floor and wall mounted cupboard and drawer units with inset single bowl sink unit with mixer tap and tiled splashbacks, four ring electric hob with extractor over and electric oven below, space for tall fridge freezer. Double bedroom with built in double wardrobe with storage cupboards above, electric heater, window to the side aspect.

There is a communal lounge off the main entrance hall on the ground floor for all residents to use, with large TV, electric

fireplace, dart board, and many books and activities and double patio doors opening out to the communal gardens, which are mainly laid to lawn with various trees, plants and shrubs and seating for the residents to enjoy.

This delightful property is positioned just a short level walk from Pennington village centre, with the shops at Fox Pond shops on your doorstep, catchment schools and leisure centre. Woodside Park and the Sea Wall are also within walking distance. There are good transport links nearby for easy access into Lymington High Street, with its large range of shops and boutiques, supermarkets and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London Waterloo.

Tenure: Leasehold

Term: Lease extended in 2018 - 158 years now remaining

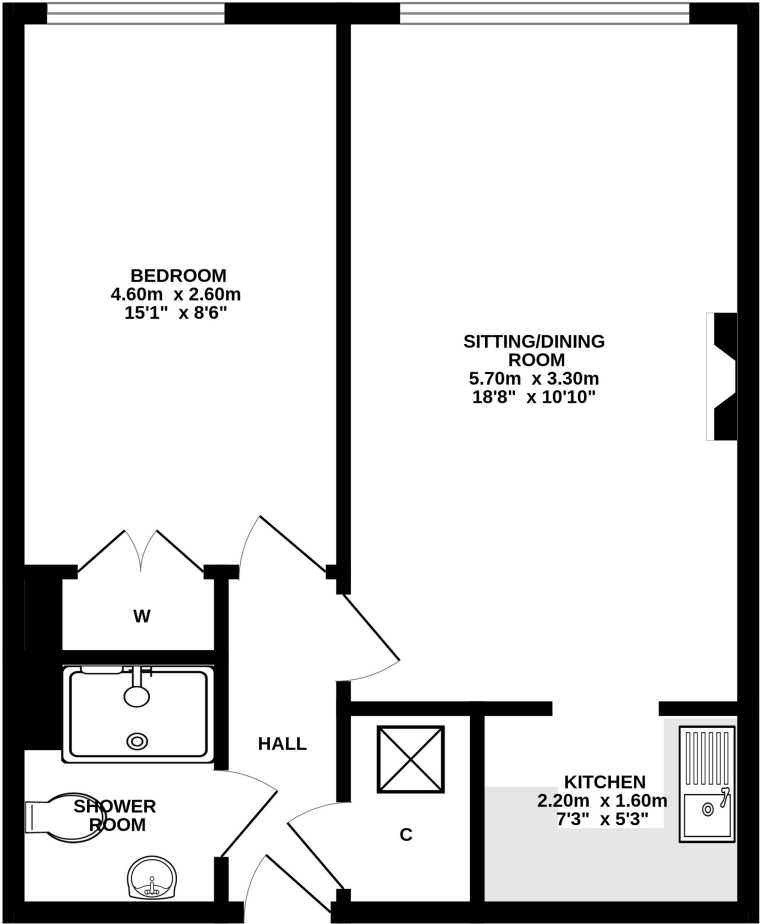
Maintenance & Service Charge - £1,679.87 (payable half yearly) for the period 01.09.2025 to 28.02.2026 = £3,359.74 per annum.

Ground Rent - £439.39 (payable half yearly) for the period 01.09.2025 to 28.02.2026) = £878.78 per annum

Council Tax Band: A

Floor Plan

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TOTAL FLOOR AREA : 42.6 sq.m. (459 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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