



78 Almansa Way

Lymington, SO41 9PY

SPENCERS
NEW FOREST





Occupying a prime riverside location in this popular modern development this immaculate apartment benefits from an elevated position on the first floor enjoying stunning views of the Lymington River from two private balconies.

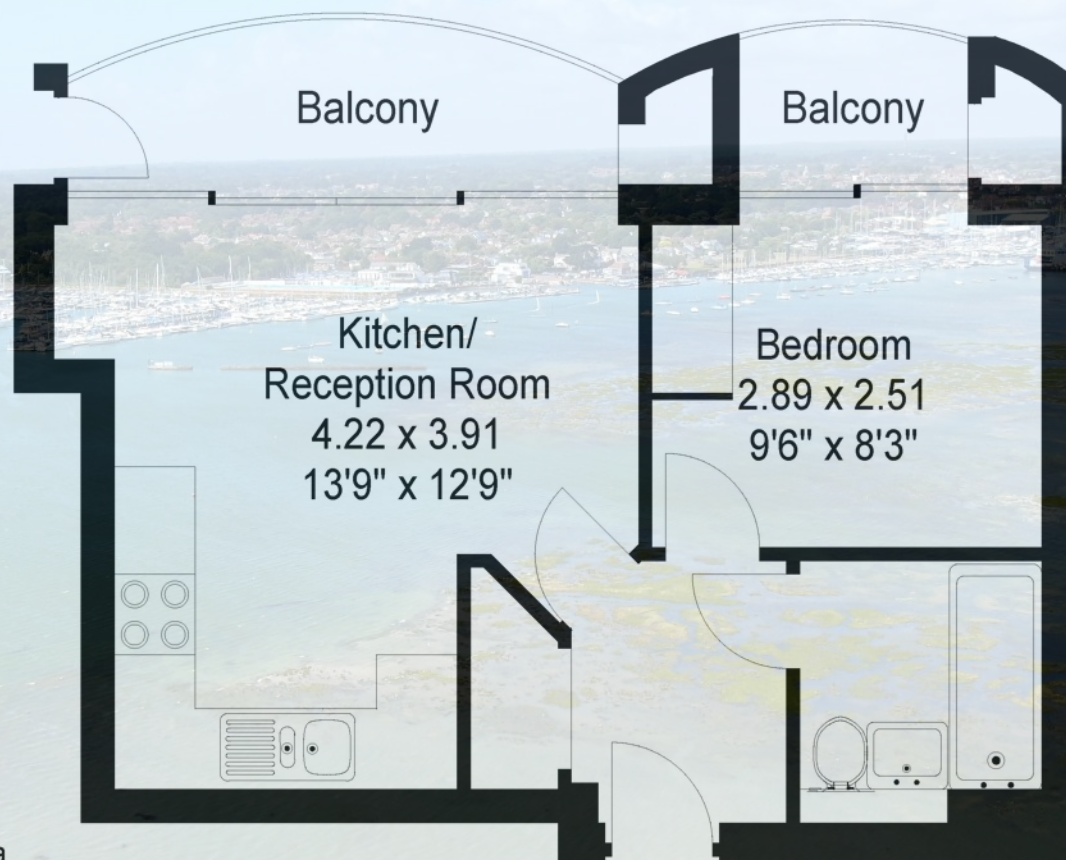
The Property

This immaculate first floor apartment is flooded with light from the wall of windows in the main living room which incorporate a sliding glazed door leading to one of the generous balconies with river views. The entrance hallway of the apartment has two storage cupboards, with one housing the air circulation system and the combination gas boiler. The main living room is very well designed incorporating the kitchen area with ample worksurface space and storage, integral appliances include an induction hob, fridge/freezer, microwave, fan assisted oven with grill and extraction unit, dishwasher and washer/dryer. The remainder of the room is a well designed dining area/lounge. The double bedroom has ample fitted storage and one wall of glazing with a glazed door to the second private balcony with room for a bistro set from which to enjoy the river views and your morning coffee!

£295,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 32sq.m. or 344sq.ft.

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NOT TO SCALE



With allocated secure parking and a secure entrance system, this property is an ideal "lock-up-an-leave" peaceful holiday home.

The Property continued . . .

Adjacent to the bedroom is a generous bathroom incorporating a shower above the bath with glass screen, WC, vanity unit and heated towel rail. There is a secure entrance door into a light bright shared hallway where the lift leads up to the apartment level, as well as access via a separate carpeted staircase. A further door gives very easy access to the secure covered parking.



The Situation

The apartment's location combines tranquil river views with a convenient proximity to the amenities of the town. Lymington High street is only 500 yards away and offers a range of boutique shops, cafes, restaurants as well as Waitrose and M&S supermarkets. There is easy access to Lymington's world renowned sailing facilities, deep water marinas and clubs. The open spaces of the New Forest lie just to the north and offer glorious walking and cycling. Nearby Lymington's railway station offers branch line services twice an hour to Brockenhurst (5 miles) where there are direct services to London Waterloo in approximately 90 minutes.



Pleasant river walks surround the apartment with a nature trail and bird hide.

Grounds & Gardens

The apartment has generous outside space having two private balconies enjoying river views and with three large external store cupboards. The main living room has the larger of the balconies with ample space for dining table and chairs. The apartment also enjoys the use of a secure underground allocated parking space.



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 next to the Lymington River and the apartment is located within the right hand block of apartments near to the riverside where the glazed entrance doorway is clearly marked with the apartment number and access is via a secure camera entrance key pad.



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

Services

The lease is 125 years from January 1st 2012, 112 years left

The ground rent is £250 a year, £125 paid every 6 months

The 2024/2025 service charge was £1602.59

Mains water, electricity and drainage connected. Heating is via a Heating Interface Unit (HIU) shared by the block.

Council Tax: Band C

Superfast Broadband of up to 80 Mbps is achievable at the property (Ofcom)

EPC - B Current: 82 Potential: 82

Points of interest

Waitrose Lymington	1.0 miles
Lymington Quay	0.7 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Royal Lymington Yacht Club	1.1 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.2 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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