



16 River Court

*Gosport Street, Lymington, SO41 9BE*



SPENCERS





*This top-floor studio apartment offers an open-plan living space with kitchen area and separate bathroom, just a short walk from the High Street. In need of some updating, it's an ideal choice for first-time buyers or as a convenient lock-up-and-leave with a private parking space.*

## The Property

This top-floor open-plan studio apartment offers a fantastic opportunity for buyers seeking a home they can truly make their own. The accommodation features a bright living space with a defined kitchen area, along with a separate bathroom. While the property would benefit from some updating, it provides an excellent blank canvas to create a stylish and modern retreat. Perfectly positioned just a short walk from the High Street, residents will enjoy convenient access to shops, cafes, and local amenities. Ideal for a first-time buyer looking to step onto the property ladder, or as a low-maintenance lock-up-and-leave, this apartment combines practicality with potential in a sought-after location.

## The Situation

The property is situated in the beautiful Georgian market town of Lymington and is a moment's walk from the High Street, station, town quay and marinas. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 giving access to London. There is a branch line link to Brockenhurst Railway Station (approx. 5.5 miles) with direct access (half hourly) to London Waterloo in 90 minutes.

## Directions

From our office proceed down the High Street and turn left into Gosport Street. Continue on passing Station Street on the right and River Court can be found on the right hand side just before the left hand turning into North Close.

**£120,000**



## Second Floor

Approx. 29.2 sq. metres (314.1 sq. feet)

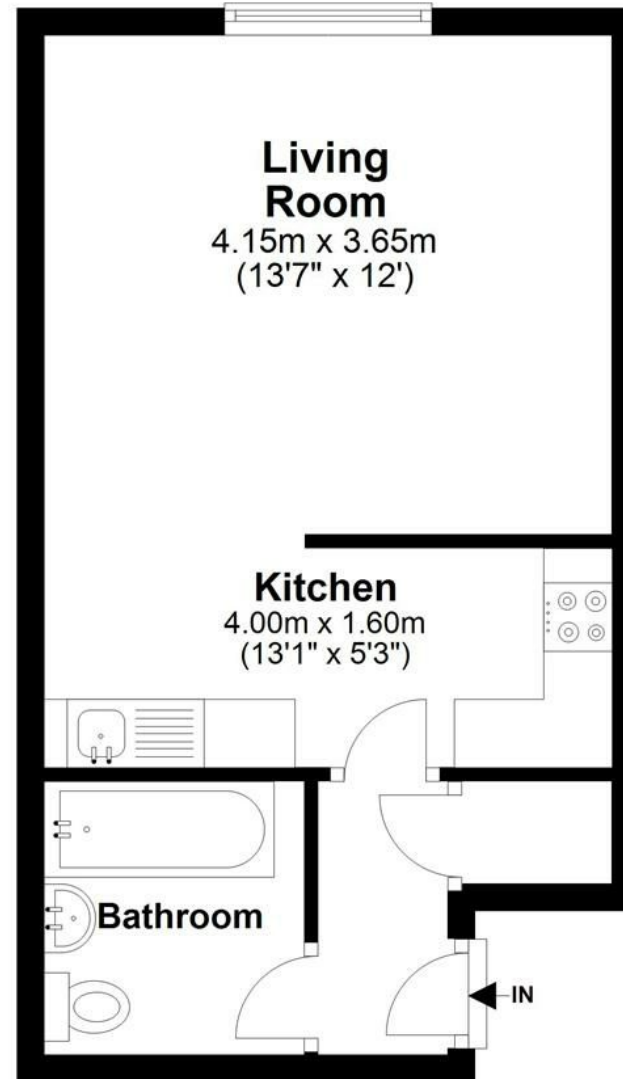


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



## Grounds & Gardens

The property is approached from Gosport Street. A brick paved courtyard leads to the allocated parking space as well as the grassed area on the left where there is a communal clothes drying area. There is also a communal bin and bike store.

## Services

Tenure: Share of Freehold

Lease Term: 99 years from 25 December 1987

Lease Term Remaining: 61 years. Please be aware that the current owner bought into the freehold, this means that there is no cost to renew the lease other than the companies legal fees which would be in the region of approximately £500.00.

Annual Service Charge: £1,340 per annum

Annual Ground Rent: n/a

Council Tax: B

Energy Performance Rating: D    Current: 58    Potential: 82

Utility Supplies: Mains electric, water and drainage. There is no gas supply.

Heating: Electric

Broadband: Broadband: Superfast Broadband with download speeds of up to 80 Mbps are available at the property (Ofcom)

Pets: No

Holiday Lets: No

Long Term Lets: Yes

Parking: Allocated parking space

## Important Information

Spencers of Lymington 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)