



2 Knightwood Lodge

Southampton Road, Lyndhurst, SO43 7BU

SPENCERS
NEW FOREST





2 KNIGHTWOOD LODGE

SOUTHAMPTON ROAD • LYNDHURST

A unique opportunity to purchase a superb two bedroom apartment forming part of an exclusive development of just six apartments located opposite to the open forest and within walking distance of the High Street.

The property benefits from allocated parking and views across to the forest.

£295,000





The Property

This wonderful ground floor apartment forms part of a 1920's period property which was recently converted by well-regarded builders into six individual apartments overlooking the New Forest.

The building enjoys an elegant double fronted façade with a covered central porchway flanked by symmetrical bay windows either side.

The porchway opens via a secure front door with security entry system into a communal hallway, where the entrance to number two is located at the rear to the right.

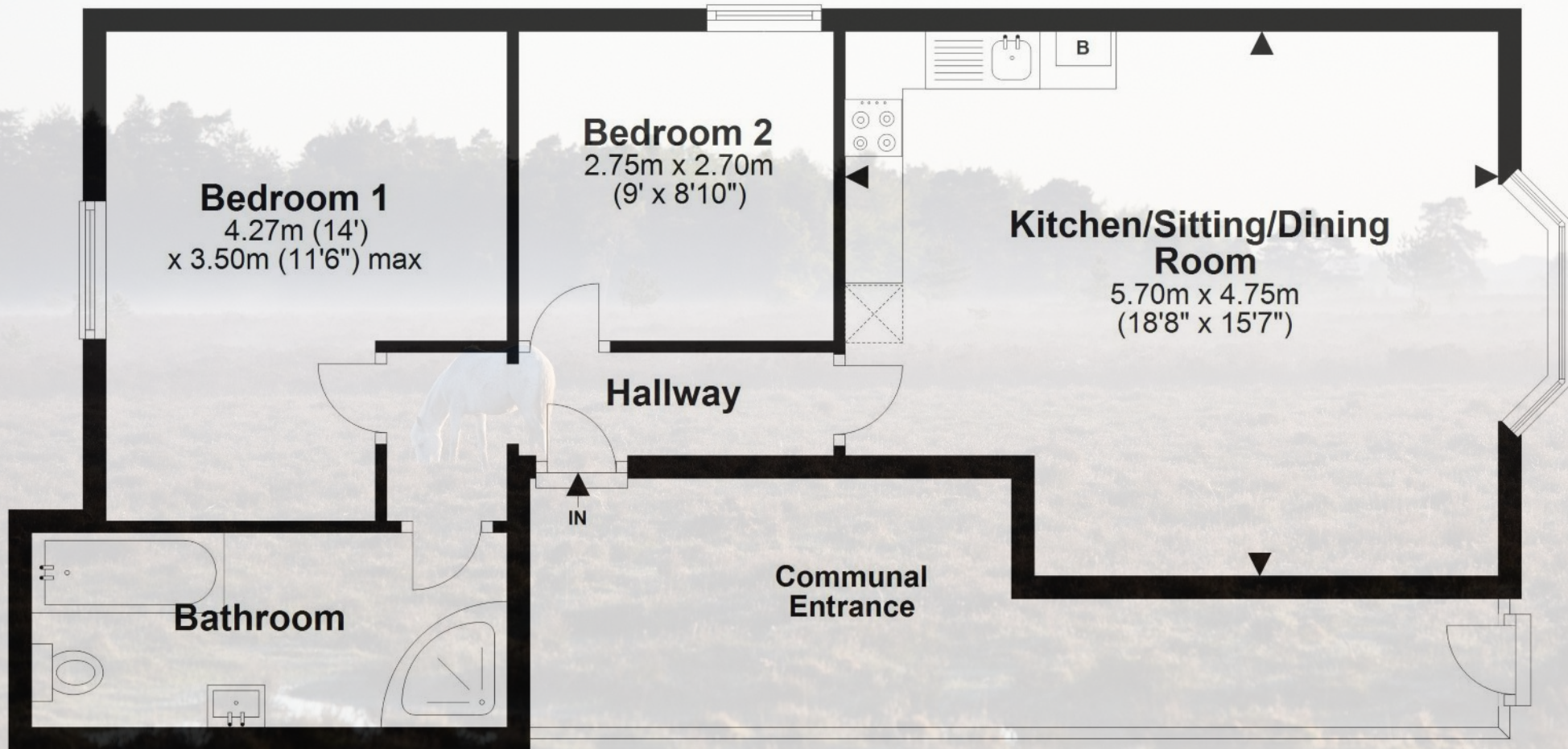
Once inside the apartment, a hallway provides access to the principle living and bedroom accommodation which includes a lovely open plan kitchen/dining/living room with feature bay window offering views across the road to the open forest beyond. The kitchen is a Howden's kitchen fitted with a range of shaker style wall and base units with laminate work surfaces and a range of built-in appliances including an oven and inset ceramic hob with suspended extractor unit over and integrated fridge/freezer, washer/dryer and dishwasher.

The substantial master bedroom offers ample space for storage and the second bedroom also of double proportions.

The family bathroom compliments the apartment beautifully with a separate thermostatic shower and bath suite, fitted sink unit with storage beneath, white contrasting sanitary ware, complimentary wall tiles, a heated towel rail and ceramic tiled flooring.

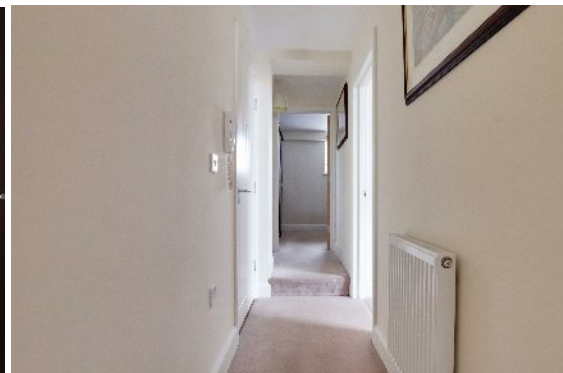
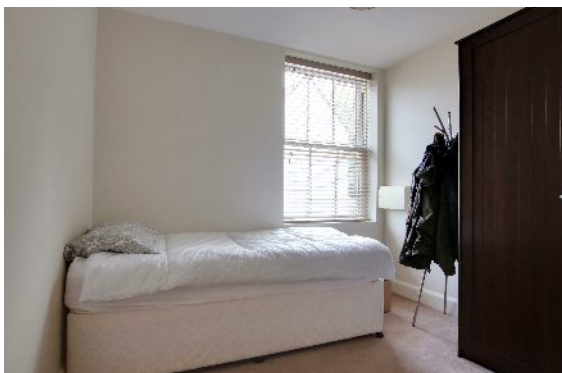


Ground Floor



Total area: approx. 59.0 sq. metres (634.9 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Grounds and Gardens

The apartment benefits from an allocated parking space and enjoys shared use of a cycle shed.

Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road, passing Bolton's Bench on your right and La Pergola restaurant on your left. Follow the road for a short distance and the property can be found on the left hand side, just after the turning for Princes Crescent.

Additional Information

Tenure: Leasehold

Term: 90 years left of a 99 year lease

Maintenance Charge: £2,400 per annum

Ground Rent: £100

Services: All mains services connected

Energy Performance Rating: C

Situation

The property is located along the popular Southampton Road on the edge of the village of Lyndhurst with the open forest directly opposite. Ashurst railway station is close by, only 5 minutes away by car. The village offers a diverse range of general and specialist shops, together with a popular primary school, historic church and visitor centre. The neighbouring village of Brockenhurst offers additional facilities and a mainline rail connection to London/Waterloo (approximately 90 minutes). The M27 (Junction 1) at nearby Cadnam affords easy access to both Bournemouth, Southampton, Salisbury and the M3 Motorway network.



The Local Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries.

Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom.

There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

Important Notice

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 for 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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