



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 7 Blakes Yard

New Street Mews • Lymington • SO41 9NW







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**\* UNEXPECTEDLY REAVAILABLE \*** Built in 2010 by local builders E G Dunford Ltd. Conveniently situated within a gated courtyard development, just off Lymington High Street and benefits from an allocated parking space, balcony and west-facing courtyard garden. The property is offered for sale with no forward chain.



2



1



£415,000

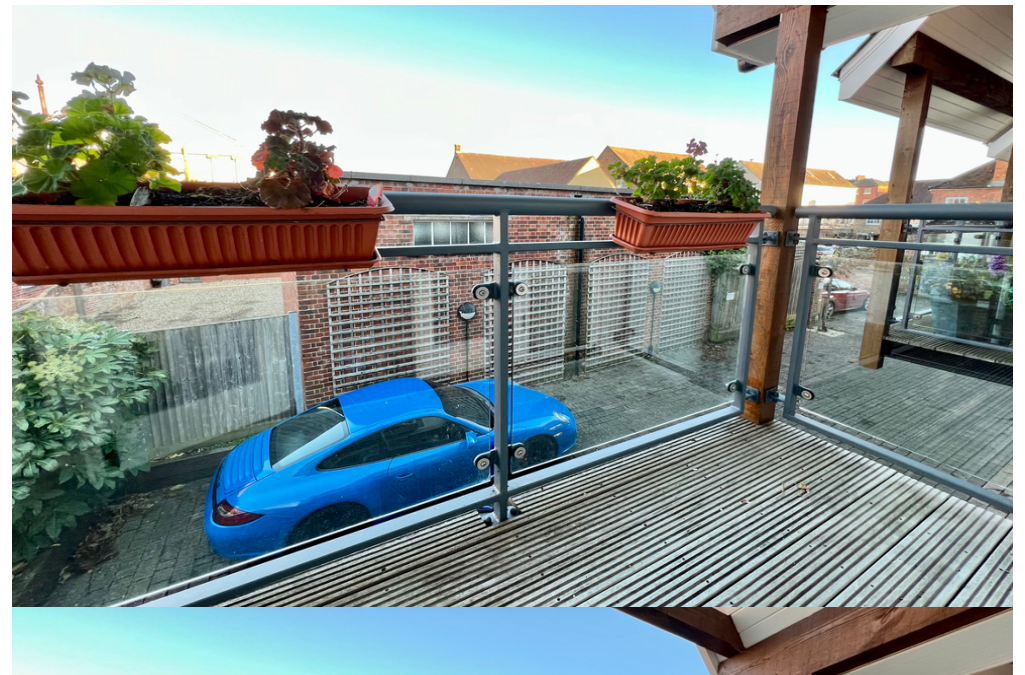
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## Key Features

- Offered for sale with no forward chain
- Ground floor double bedroom two with built-in wardrobe and patio doors opening out to the courtyard garden
- First floor sitting/dining room with vaulted ceiling, full height window and patio doors opening out on to the balcony
- South west facing courtyard garden
- Ground floor master bedroom with built-in wardrobe
- Ground floor family bathroom
- First floor kitchen with built-in appliances
- Allocated parking space
- EPC Rating: C

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# Description

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A rare opportunity to purchase a two bedroom end of terrace modern townhouse with the benefit of a sitting/dining room with double doors opening out onto a balcony, an allocated parking space, west facing courtyard garden and offered for sale with no forward chain.

Front door leading into the entrance hall with door into bedroom one, which has a built-in wardrobe with sliding doors and a window to the front aspect. Family bathroom with modern suite comprising of a panelled bath unit with shower over, pedestal wash hand basin and WC with concealed cistern, heated towel rail, feature lighted mirror, extractor fan, fully tiled walls and floor.

Double bedroom two with built-in wardrobe and separate cupboard houses a water booster. Double patio doors opening out to the good size west facing courtyard garden. From the hallway, stairs rise to the first floor landing. Door into the light and airy sitting/dining room with vaulted ceiling, feature full height windows and double doors opening out onto the covered balcony. Double doors from sitting room lead into the kitchen which has a comprehensive range of floor and wall mounted cupboard and drawer units with inset single drainer sink unit with mixer tap and tiled splashbacks. Built-in appliances include a tall fridge freezer, washing machine, dishwasher, electric oven with gas hob over and extractor hood above, tiled floor, window to the rear aspect overlooking the courtyard garden.

Outside to the front, there is one allocated parking space directly outside the property and there is additional visitors parking. There is pedestrian side access and a gate leading round to the rear courtyard garden. The courtyard garden is paved and there is plenty of room for

patio furniture. There are raised wooden railway sleeper bed borders to two sides. The boundaries are walled to the rear and right hand side and fenced to the adjoining property on the left.

Blakes Yard is a private gated mews development of seven fine town houses and offices, just a stone's throw from Lymington High Street. The beautiful Georgian market town of Lymington, has many independent shops and the picturesque quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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.

Tenure: Share of Freehold

Term: 125 years from 30/06/2011

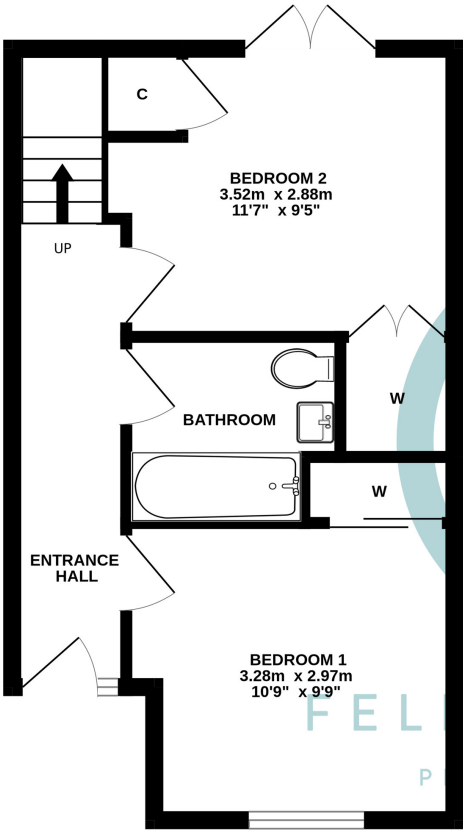
Ground Rent: £ Nil

Maintenance & Service Charges: £1,770.54 per annum (£885.27 payable half yearly) (to include: grounds maintenance (hard paved sections), bi-monthly window cleaning, buildings insurance, general maintenance provision, communal electricity, gate service and repairs, accountancy, managing agents fees, reserve funds etc).



# Floor Plan

GROUND FLOOR  
32.2 sq.m. (346 sq.ft.) approx.



1ST FLOOR  
33.3 sq.m. (359 sq.ft.) approx.







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For more information or to arrange a viewing please contact  
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ  
T: 01590 671711 E: [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com)



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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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