



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

23 Ainslie Place

Lymington • SO41 9PX



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A well-presented two double-bedroom townhouse located in the sought-after Lymington Shores Development. Offered with no forward chain this property features a large open-plan kitchen/dining/living room, both bedrooms benefitting from en-suite shower rooms, a courtyard garden and allocated secure undercover parking.



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2



£359,950

Key Features

- Entrance hall with cupboard housing the gas fired central heating boiler and washing machine
- Open plan kitchen/dining/living room
- Master bedroom with built-in double wardrobe, feature window and en-suite shower room
- Courtyard garden accessed from the living room
- Offered for sale with no forward chain
- Ground floor cloakroom with under-floor heating
- Modern kitchen with range of integral appliances and large walk-in pantry
- Second double with large built-in storage cupboard and en-suite shower room
- Allocated undercover parking space accessed via remote controlled electric gate
- EPC Rating: B

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Description

Located within the popular Lymington Shores development, this beautifully presented two-bedroom townhouse benefits from a private courtyard garden and an allocated undercover parking space. The property is offered for sale with no forward chain. It would make an ideal bolthole or buy-to-let investment.

Private front door with side glazed panel leading into the entrance hall with stairs rising to the first floor. Cloaks/airing cupboard housing the gas-fired central heating boiler and space and plumbing for washing machine. Cloakroom with WC with concealed cistern, wash hand basin, part tiled walls, extractor fan, underfloor heating.

Door from the hallway into the open plan kitchen/dining/living room. Kitchen with a comprehensive range of floor and wall-mounted cupboard and drawer units with single bowl and drainer sink unit with mixer tap, built-in appliances including a dishwasher, four ring electric hob with electric oven under and extractor hood over, eye-level microwave, large pantry cupboard, karndean flooring. Open plan to the sitting/dining room with two full-height feature windows and a door opening out to the courtyard garden. The courtyard garden is paved and enclosed on all sides by a brick wall. Ample room for patio furniture.

First-floor landing. Master bedroom with built-in double wardrobe with sliding doors feature full height windows to the front aspect. Door into the en-suite shower room with fully tiled shower cubicle with sliding door, rainfall shower head and separate hand-held mixer shower, low-level WC with concealed cistern, wall mounted wash hand basin with mixer tap and vanity storage under, heated towel rail, extractor fan, part-tiled walls and tiled floor. Double bedroom two with large built-in storage cupboard which houses the air filtering unit and there is a window to the front aspect. Door into the en-suite shower room with fully tiled shower cubicle with sliding

door, rainfall shower head and separate hand-held mixer shower, low-level WC with concealed cistern, wall mounted wash hand basin with mixer tap and vanity storage under, heated towel rail, extractor fan, part-tiled walls and tiled floor.

Allocated undercover parking space accessed via a remote controlled electric gate.

Tenure: Leasehold

Lease: 125 years from 2012

Ground Rent: £275 per annum (2 instalments of £137.50 payable half yearly)

Service Charge/Maintenance: £1,350 per annum (2 instalments of £675 payable half yearly) to include communal cleaning, communal lighting, building maintenance and lift maintenance

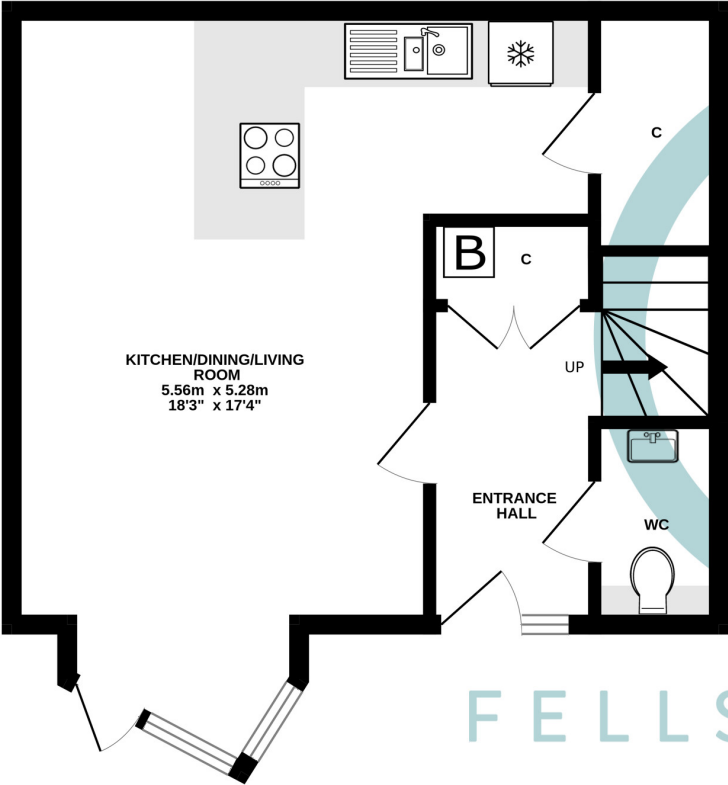
No holiday lets/Airbnb allowed

Recognised domestic pets allowed

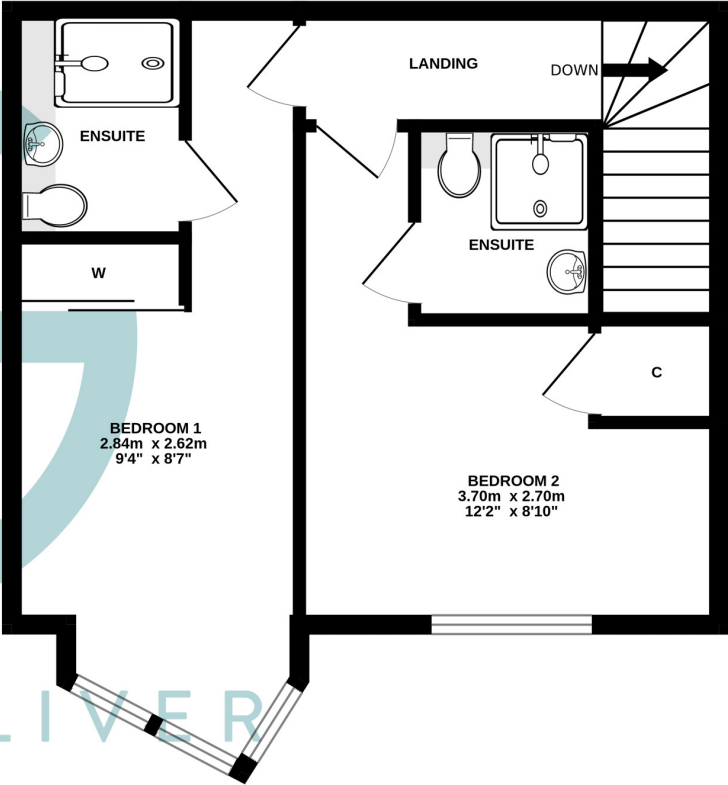
The property is within easy reach of the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond, offering plenty of opportunities for the water sports enthusiast. Lymington High Street is moments away with a wide range of shops, boutiques, supermarkets, and restaurants. Lymington Town train station is approximately a 5-minute walk and has a rail link to the mainline station at Brockenhurst, connecting to London Waterloo (under two hours away).

Floor Plan

GROUND FLOOR
37.5 sq.m. (404 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (404 sq.ft.) approx.



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TOTAL FLOOR AREA : 75.0 sq.m. (807 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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www.fellsgulliver.com

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