



5, BUCKLERS MEWS • ANCHORAGE WAY • LYMINGTON • SO41 8JL

£300,000

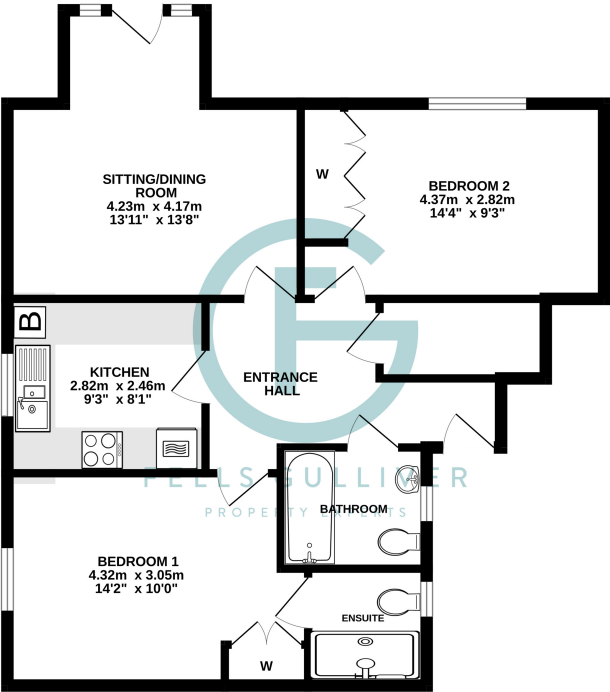
Offered for sale with no forward chain, this modern two bedroom, two bathroom ground floor retirement apartment for the over 55's benefits from an en-suite shower room, an allocated parking space and its own private patio area overlooking the communal gardens. The property is located just at the top of Lymington High Street within easy reach of the local shops and amenities.



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PROPERTY EXPERTS

Est.1988



TOTAL FLOOR AREA: 72.4 sq.m. (779 sq.ft.) approx.
Made with Metropix 02025

Property
Specification

- Well equipped kitchen

Living/dining room, opening out onto the patio area and communal gardens beyond

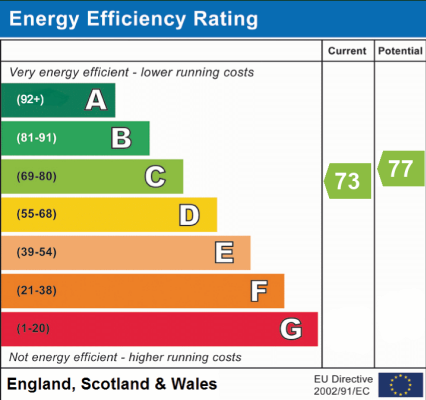
Master double bedroom with built-in wardrobe and modern en-suite shower room
- Second double bedroom with built-in wardrobe

Modern family bathroom

Southerly facing patio are overlooking communal gardens
- Allocated parking space

Central location, close to High Street, shops and amenities

Offered for sale with no forward chain



Description

Located at the top of Lymington High Street, this well presented two bedroom, two bathroom ground floor retirement apartment for the over 55's is offered for sale with no forward chain and benefits from its own private patio area overlooking the communal gardens. There is an allocated parking space and the property is a short walk from shops and amenities, with excellent transport links nearby.

Front door leading into the entrance hall, with large storage cupboard. Well equipped with range of floor and wall mounted cupboard and drawer units with rolled worktop. Single bowl and drainer sink unit with mixer tap over and tiled splashbacks. Eye-level electric oven with four ring electric hob over and extractor hood over. Integral fridge and freezer and space and plumbing for washing machine, wall mounted gas central heating boiler, window to the side aspect. The living/dining room has ample room for living and dining room furniture and there is a feature electric fireplace with attractive surround. Glazed patio door with two side windows to the rear aspect opens out on to the patio and the lovely well maintained communal gardens which enjoy a sunny southerly aspect.

The master bedroom is a generous double room with a built-in part mirrored wardrobe and ample space for other bedroom furniture if required, window to the side aspect and door into the recently fitted en-suite shower room comprising of a large walk-in shower cubicle with mixer shower and separate rainfall shower head, low level W.C. with inset wash hand basin over, fully tiled walls, obscure window to the front aspect. Double bedroom two has built-in wardrobes, window to the rear aspect and this room would also make an ideal study/office or hobby room if not utilised as a bedroom.

The recently fitted main bathroom has a panelled bath unit with mixer tap and handheld shower attachment over. Low level W.C, wash hand basin with mixer tap, fully tiled walls, obscure window to the front aspect.

Outside to the front there is an allocated parking space which is clearly marked.

Bucklers Mews requires residents to be a minimum of 55 years old.

Tenure: Leasehold

Lease: 125 years from August 1993

Service Charge - £1,894.80 per annum

Ground Rent – £93.20 per annum

Council Tax: Band D

The property is conveniently positioned at the top of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has 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.





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