



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# Madrisa Court

Flat 4 New Street • Lymington • SO41 9BQ







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Centrally located two double bedroom first floor apartment with garage, within a few minutes level walk to Lymington High Street. The property is well presented throughout and would make an ideal buy to let investment, first time buy or second home. This property has the added benefit of being offered for sale with no forward chain.



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£265,000

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## Key Features

- Dual aspect sitting/dining room enjoying views over the communal gardens
- Two double bedrooms, both with built-in wardrobes
- Garage in block and communal parking
- Offered for sale with no forward chain
- EPC Rating: D
- Well equipped kitchen with views over communal gardens
- Modern family bathroom
- Would make an ideal first time buy/buy to let investment or second home
- Located within just a few minutes level walk to Lymington High Street





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# Description

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This delightful apartment would make an ideal first time buy, buy to let or second home, being located just a few minutes level walk of the High Street. The property is offered for sale with no forward chain and benefits from a garage in a block and well maintained communal gardens.

Communal front door with entry phone system, leading into the communal entrance hall. Lift and stairs to all floors. Private front door to apartment, leading into the entrance hall with airing cupboard. Doors to all rooms. Bathroom comprises of a modern white suite with a panelled bath unit with mixer taps and shower over and glass shower screen, low level WC, inset wash hand basin with mixer tap and vanity storage cupboards under, chrome heated towel rail, obscure window to the rear aspect, fully tiled walls. Kitchen with comprehensive range of floor and wall mounted cupboard and drawer units with worktop over and one and a half bowl single drainer sink unit with mixer tap over, tiled splashbacks, built-in electric oven, with four ring electric hob over and extractor hood above, built-in tall fridge freezer, space and plumbing for washing machine, breakfast bar area, window overlooking the rear communal garden. The dual aspect sitting room has windows to the side and rear aspect and enjoys views over the communal gardens and over towards Walhampton. The master bedroom has a built-in wardrobe and additional storage cupboard and a large window to the front aspect. Double bedroom two has a built-in wardrobe and window to the front aspect.

There is communal parking to the front of the building and a designated garage in a block to the rear. Side access round the building leads to the communal rear garden which is well maintained, with a

large area of lawn with various shrubs, trees and plants and separate seating areas for residents to enjoy.

Tenure: Leasehold

Lease: 999 years from 1975

Ground Rent: £25 per annum

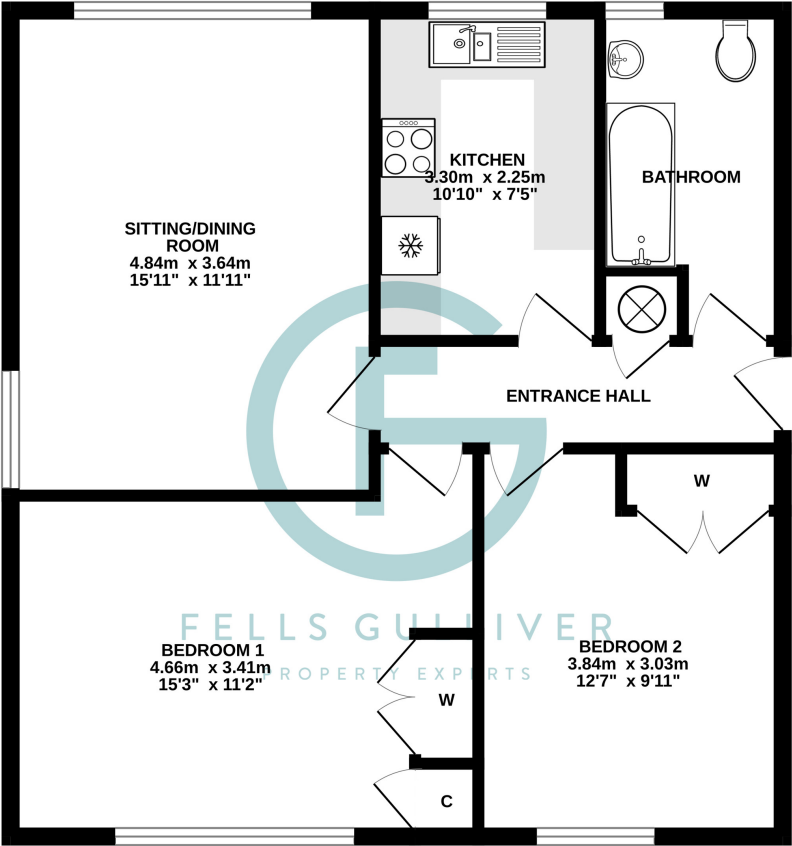
Maintenance/Service Charge: £1,000 per annum (including communal gardening, communal heating, communal lighting, building maintenance, building insurance and lift maintenance)

This well presented property is approached from New Street, a short level walk from Lymington High Street, within easy reach of the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay. 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 (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.



# Floor Plan

FIRST FLOOR  
63.4 sq.m. (682 sq.ft.) approx.



4 MADRISA COURT  
TOTAL FLOOR AREA : 63.4 sq.m. (682 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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