



1 WESTGATE • ST THOMAS PARK • LYMINGTON • SO41 9NJ

£275,000

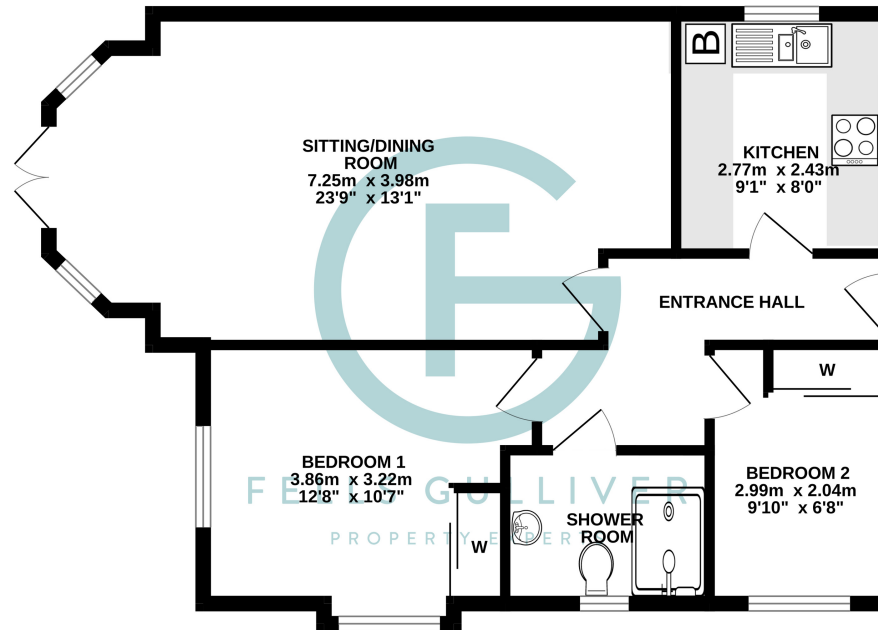
Offered with no forward chain, this modern two bedroom ground floor apartment benefits from an allocated parking space and direct access to the westerly facing communal garden. This lovely apartment is located just a few minutes level walk to Lyminster High Street and would make an ideal second home or buy to let investment.



FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR  
59.6 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA: 59.6 sq.m. (641 sq.ft.) approx.  
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## Property Specification



- Kitchen
- Large sitting/dining room
- Two bedrooms with built-in wardrobes
- Recently re-fitted shower room
- Direct access out to the westerly facing communal garden
- Allocated parking space
- Short level walk to Lymington High Street
- Offered for sale with no forward chain
- Would make an ideal buy to let investment or second home

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# Description

This delightful modern, two bedroom ground floor apartment is located within a few minutes level walk of Lymington High Street and benefits from an allocated parking space, communal garden and is offered for sale with no forward chain.

Communal front door with entry phone system leading into the communal hallway. Private front door leading into the apartment with good size hallway with doors to all rooms. Kitchen with range of floor and wall mounted cupboard and drawer units with worktop over and tiled splashbacks, under cupboard lighting, stainless steel sink unit with mixer tap, built-in electric oven with electric hob over and extractor fan, space for under counter fridge/freezer, space and plumbing for washing machine, cupboard housing gas fired central heating boiler, tiled floor, window to the side aspect. Large sitting/dining room with bay window and double patio doors opening out onto the paved patio area and communal westerly facing garden. Dual aspect master bedroom with built-in wardrobe with sliding mirrored doors and windows to the front and side aspect. Bedroom two with built-in wardrobe with sliding doors and window to the side aspect. Good size and recently fitted shower room with modern suite comprising of a large shower cubicle with shower attachment and fully tiled walls and glass doors, wall mounted wash hand basin with mixer tap, tiled splashback and mirror above, low level w.c., chrome heated towel rail, obscure window to the side aspect, tiled floor.

Outside, there are westerly facing communal gardens, which this flat has direct access onto, from the sitting/dining room. To the rear of the building, there is an allocated private parking space. There is also a bike and bin store.

Tenure: Leasehold

Term: 125 years from 2007 (107 years remaining)

Ground Rent: £150 per annum (£75 payable half-yearly)

Service Charge/Maintenance: £1,500 per annum

Constructed in recent years by the renowned local builders, Dunfords, the block comprises a total of only five apartments set in maintained communal grounds.

Lymington offers an extensive range of shops from large household names such as M&S Simply Food and WH Smith to independent boutiques, coffee shops, restaurants, pubs and tea rooms. There are also a variety of hair salons and beauticians to choose from. Saturdays provide a vibrant atmosphere throughout the town as the market attracts many locals and visitors from throughout the forest and beyond. Lymington is the ideal location for those who enjoy water sports with two marinas and sailing clubs holding access to the Solent and a short drive away from beaches.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com) [fells-gulliver.com](http://fells-gulliver.com)

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PROPERTY EXPERTS