



31 Andrews Lodge *Tylers Close, Lymington, SO41 9AX*

SPENCERS
NEW FOREST



The Property

A well presented, two double bedroom second floor retirement apartment for the over 60s with onsite house manager, parking, communal lounge, guest suite and communal gardens. The private apartment is situated close to the amenities provided by Lymington High Street and within short walk of Waitrose, the town quay and train station.

Double doors opening to the communal main entrance with lift and stairs to the second floor. Private entrance door opens in to the hall with spacious coats cupboard for boots and umbrellas and a separate airing cupboard with additional storage. The whole apartment is light and bright and well decorated with the double length living room having dual aspect over looking the front and side of the building. There is ample space for sofas and dining room furniture and a feature fireplace with electric fire. There is a door through to the well fitted kitchen with range of cupboards and work surfaces, integrated under counter fridge and freezer, fitted hob with extractor hood over and a pleasant front aspect. There are two double bedrooms, the primary bedroom has a south westerly aspect with a range of fitted wardrobes, bedroom two has a similar aspect with ample space for bedroom furniture. The fully tiled bathroom comprises a full length bath with shower over, wash hand basin with storage under and wc. In addition to the private apartment there is a guest apartment that can be rented for family visits, a communal lounge and a communal laundry room.

The Situation

The property is situated in the beautiful Georgian market town of Lymington, within walking distance of the High Street having excellent shopping, restaurant and transport facilities. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturdays a market is held in the High Street. To the north is the New Forest village of 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 which provides a half hourly service to London Waterloo with a journey time of 90 minutes.

£199,950



FLOORPLAN

Second Floor

Approx. 69.1 sq. metres (743.5 sq. feet)

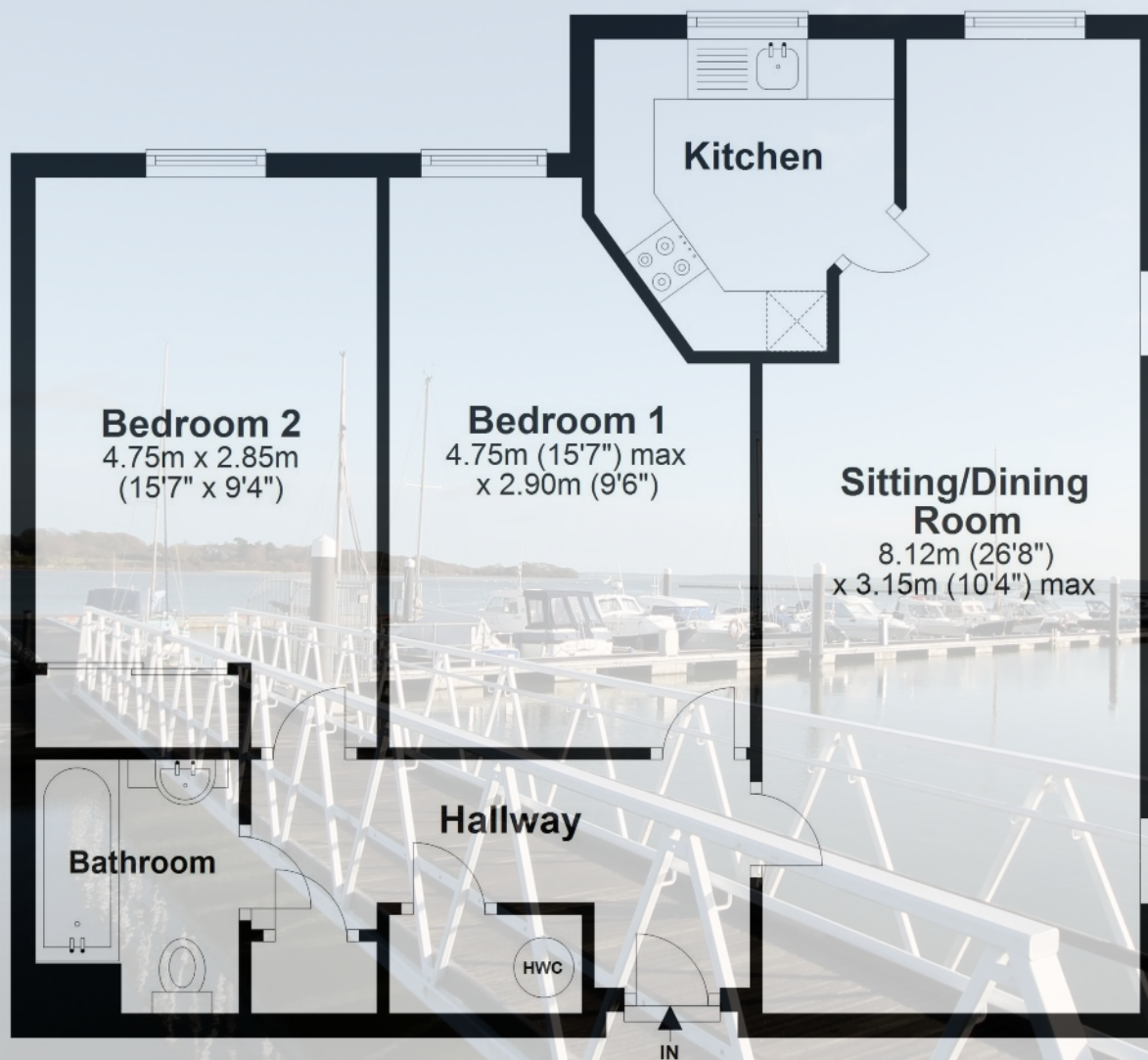


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Grounds & Gardens

The apartment has beautifully maintained communal landscaped gardens with a peaceful seating area. There is a communal parking area available at the front of the building and residents' private parking at the rear of the building. One important feature is the proximity to Waitrose and the high street and the low outgoings when compared to similar homes near by.

Services

Energy Performance Rating: C Current: 74 Potential: 82

Council Tax Band : D

The flat was built and is managed by Churchill Retirement Plc. Mains water, electricity and drainage are connected and there are independent hot water and heating systems to each flat.

Tenure: Leasehold for a term of 125 years from 2004

Service Charge: £3360.00 per annum, the service charge includes water rates & the use of the laundry facilities

Ground Rent: £678.00 per annum, the ground rent is fixed until 2025 and linked to RPI Index

New Rointe electric radiators were fitted in 2021

Directions

From our office in the High Street, head toward the top of the High Street and on to the one way system and in to Southampton Road. Continue straight ahead through the traffic lights. Andrews Lodge and Tylers Close can be seen after approximately 250 metres on the right hand side. Turn right into Tylers Close and park on the left hand side.

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersnewforest.com

www.spencersnewforest.com