



ADELAIDE COURT • FLAT 4 WATERLOO ROAD • LYMINGTON • SO41 9DD £219,950

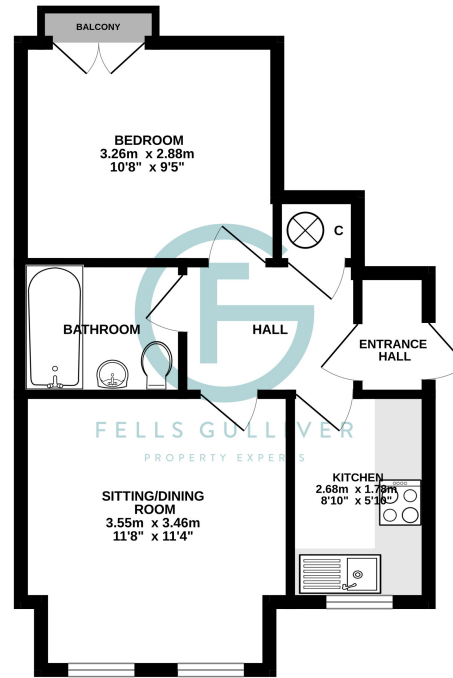
Well presented one bedroom first floor flat with the benefit of a Juliette balcony, parking and is conveniently located close to Lymington High Street, train station, local shops and amenities. The property would make an ideal first time buy/second home/buy to let investment and is offered for sale with no forward chain.



FELLS GULLIVER

PROPERTY EXPERTS

FIRST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 35.6 sq.m. (383 sq.ft.) approx.
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Property Specification



- Sitting/dining room
- Kitchen
- Double bedroom with west facing Juliette balcony
- Bathroom
- Located just a few minutes walk from Lymington High Street
- Offered for sale with no forward chain
- Easily accessible to the train and bus station
- Communal parking
- Communal gardens

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Located within just a few minutes walk of Lymington High Street, train station, bus station and local shops and amenities, this one bedroom first floor apartment with west facing Juliette balcony and communal parking, would make an ideal first time buy, lock up and leave/second home or buy to let investment and is offered for sale chain free.

Communal front door with entry phone buzzer system, leading into the communal hallway. Stairs rising to the first floor. Front door leading into the entrance hall, with door leading into the inner hallway, with storage cupboard housing the hot water cylinder. Doors to all rooms. Kitchen with range of floor and wall mounted cupboards and drawer units with worktop over and tiled splashbacks, space for under counter fridge/freezer, space and plumbing for washing machine, integral electric oven with electric hob over and extractor fan. Single bowl and drainer sink unit with mixer tap, window to the front aspect. Sitting/dining room with two windows to the front aspect. Double bedroom with patio doors opening out to the west facing Juliette balcony. Bathroom with suite comprising a panelled bath unit with mixer taps and electric shower over, pedestal wash hand basin with mixer taps, low level WC, tiled walls, extractor fan and radiator.

Outside to the front of the property, there is communal parking and

additional communal parking to the rear of the block with well maintained communal grounds.

Lease: 999 years from 2015. Tenure: Share of Freehold granted in 2015 when freehold was purchased by the owners association, that the new owners would become a member of.

Service & Maintenance Charge: £1,480 per annum for the period 25.03.2024 to 24.09.2024 (£740 payable half yearly). This cost includes Garden maintenance, window cleaning, communal electric, cleaning of communal areas).

Ground Rent: N/A

The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay, deep water marinas, and sailing clubs. Lymington has a 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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