



35 Knights Lodge

North Close, Lymington, SO41 9PB



SPENCERS





Wonderful Penthouse living with far reaching river views. Knights Lodge is a delightful purpose built one bedroom property for the over 60s offering independent accommodation in a peaceful location but still very much in the heart of the historic town of Lymington.

The Property

The apartment occupies the best position within the complex with far reaching views across Lymington chimney pots and impressive views across the Solent, picking up Lymington River and beyond the ferry to the Isle of Wight. Knights Lodge is cleverly designed to provide completely private individual apartments and also offers a lodge manager and communal lounge/bar/coffee area with Wifi and group activities arranged throughout the year.

Churchill have built retirement properties for over 20 years and now have vast experience in the business, continually striving and achieving the accolade of being the retirement builder of choice.

The very high standard of build is obvious as soon as you enter the apartment. The penthouse has been individually designed maximising space, light and privacy, as well as the most of the impressive views.

£325,000





Within easy reach of the town's amenities, high street, train station and marinas.

The Property Continued

The apartment has a video entry system, intruder alarm, smoke detectors, 24 hour support system, and a multi locking system to the front door. All windows are double glazed as well as an energy efficient, low carbon heating system. There is plenty of storage, non-slip flooring to the shower rooms, free parking and a guest suite for visitors.

A lift travels to the third floor with the front door of the apartment opening into a wide hallway with convenient storage cupboard. The lounge facing East and South and bathes the room with light. A luxury fully equipped kitchen is off here and has been upgraded from the original spec to offer a full length fridge freezer, integrated washing machine, a range of work tops and fitted cupboard units and a fitted oven and electric hob. The hallway also leads to the double master bedroom with fitted wardrobes and far reaching views. Adjacent to the bedroom is a luxury shower room.



Directions

From the office proceed East along the high street in the direction of the town quay. Turn first left into New Street and after 100 yards first right into Cannon Street. Follow the road around the sharp left hand bend and the property can be found towards the end of the road on the right hand side.

FLOOR PLAN

Approx Gross Internal Area
53.7 sqm / 577.9 sqft

Top Floor

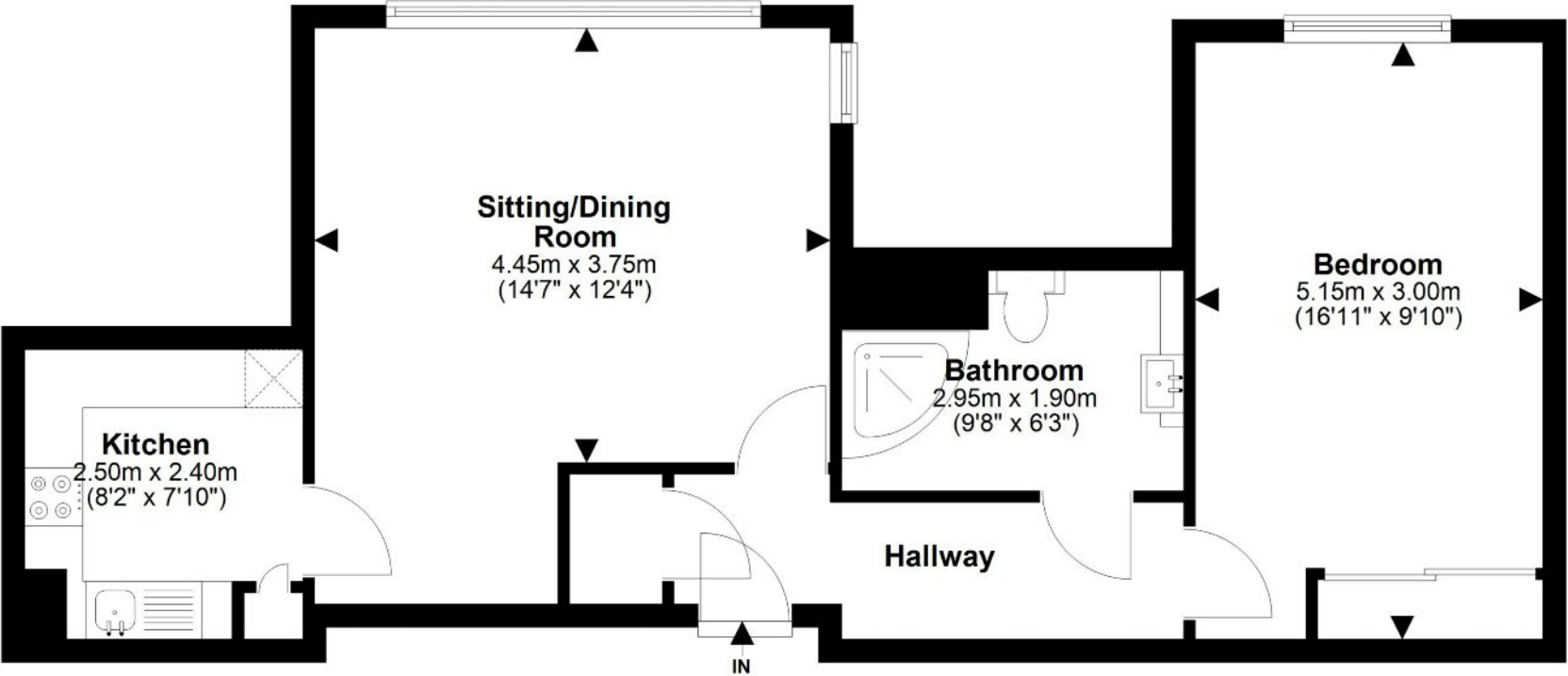


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Grounds & Gardens

The property has beautiful landscaped gardens with a variety of colourful plantings, shrubs, bushes, trees and lawns, all designed to enhance and encourage an outdoor lifestyle. In addition, there is ample residents parking.

Situation

The property is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of renowned restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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.



Services

Tenure: Leasehold

Lease Term: 999 years from June 2018

Lease Term Remaining: 992 years

Annual Service Charge: £3,447.30

Annual Ground Rent: £575.00

Annual Ground Rent Increase (%): TBC

Frequency of any increase (the review date): Yearly

Utility Supplies: Mains electricity, water & drainage. There is no gas supply.

Heating: Electric

Council Tax - C

Energy Performance Rating: C Current: 78 Potential: 78

Broadband: Superfast broadband with download speeds of up to 1800mbps is available at this property (ofcom)

Parking: Communal parking - No allocated space

Important Information

Spencers 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@spencersproperty.co.uk

www.spencersproperty.co.uk