



Bakers Loft

114a High Street, Lymington, SO41 9AP

SPENCERS
COASTAL





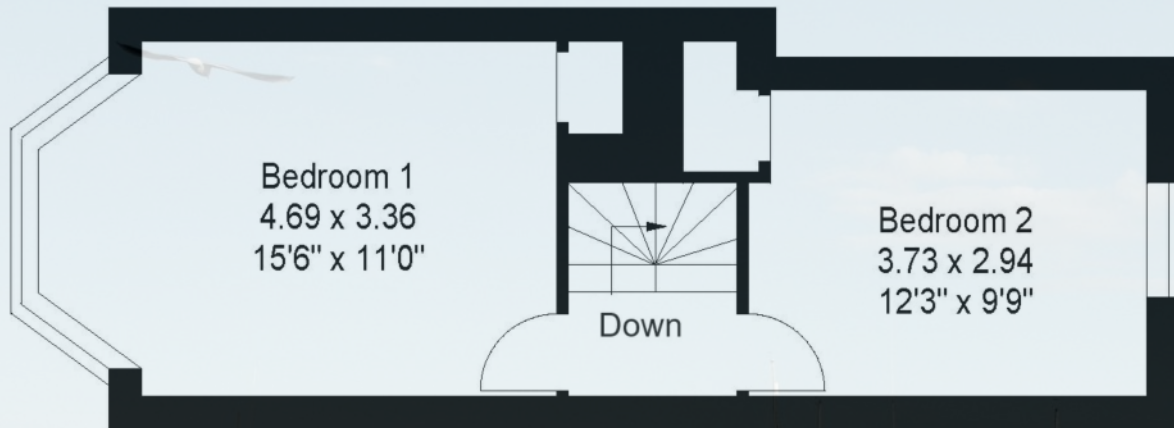
A contemporary and characterful Grade II listed two-bedroom apartment situated in the middle of Lymington High Street. Spanning two floors, this charming property offers great views of the High Street, an open kitchen and dining area, a separate living room, and two generously sized bedrooms.

The Property

Baker's Loft features its own private entrance, leading into a hallway with an elegant staircase ascending to the first floor. The apartment's front door opens into a kitchen/dining room that exudes character, boasting exposed beams and a modern array of cabinets with integrated appliances, including an oven, hob, dishwasher, washer/dryer, fridge, and freezer. The dining area is cozy and inviting, with fitted bench seating around the table. The living room offers fantastic views of the High Street, complemented by a feature (non-working) fireplace. This floor also includes a contemporary shower room with a large shower, WC, and a sink unit with drawers. The staircase continues to the second floor,

£400,000





Approximate
Gross Internal Floor Area
Total: 84sq.m. or 904sq.ft.

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NOT TO SCALE





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This apartment presents a perfect opportunity for someone to run a holiday let business.

The Property continued . . .

which houses two beautiful double bedrooms, each featuring built-in cupboards with automatic lighting. Lease details: a new 999-year lease with a peppercorn ground rent, with maintenance costs shared with the shop below (proportion to be agreed).



Situation

Situated on the high street moments from the famous “cobbles” in Lymington and is a short walk from the Station, Town Quay, deep water Marinas and Yacht Clubs. Lymington is famed for being a world renowned sailing location being situated on the river leading to The Solent and Isle of Wight. The Georgian market town 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 giving access to London. There is a rail branch line link to Brockenhurst main line Station (approx. 5.5 miles) which gives direct access (half hourly) to London Waterloo in 90 minutes.



Services

Tenure: Leasehold

Lease Term: A new 999 year lease

Annual Service Charge: Maintenance costs shared with the shop below (proportion to be agreed)

Annual Ground Rent: Peppercorn

Holiday lets, AST's and pets are permitted

Property Construction: Traditional, the property is Grade II Listed

Location: The apartment is located on the 1st and 2nd floor, ground floor access

Utility Supplies: Mains Electricity, water and drainage (no gas connection currently however this could be reinstated)

Heating: Electric heating

Parking: There is no parking with this property however there are public car parks located close by. An annual parking clock can be purchased from the local town hall.

Council Tax - C

Energy Performance Rating: Not required for a Grade II Listed property

Superfast broadband with speeds of up to 77mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: Lymington

Flood Risk: No risk



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Directions

From our office, head south down the high street on the left-hand pavement. As you reach Tesco, approximately 20 yards further down on the left, you will reach an alleyway which is named Victoria Mews. Head down this alleyway approximately 10 yards and Bakers Loft can be found on the left-hand side.

Points of Interest

Waitrose Lymington	0.4 miles
Lymington Quay	0.4 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Brockenhurst Golf Club	4.5 miles
Brockenhurst Train Station	4.7 miles
Brockenhurst Tertiary College	5.0 miles
The Pig	5.7 miles

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:

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