



2 Blakes Yard

New Street Mews, Lymington, SO41 9NW

SPENCERS
COASTAL





With a share of freehold and some 994 years of lease remaining, this beautifully presented, two-bedroomed townhouse, built in 2011 by Dunfords is in immaculate condition throughout.

The Property

A spacious brick paved courtyard with parking gives a light open approach to the townhouse, where the entrance door leads into the hallway with ceramic tiled floor. The utility room, with plumbing for the washing machine, cloak room and rear entrance to the courtyard are located to the ground floor. There is a cupboard housing the pressurised water pump, giving excellent water pressure throughout the property. Stairs lead to the first floor where the main living/reception area is located. This beautifully appointed room has a large glass-fronted and covered balcony and opens to the well-appointed and stunning kitchen with high gloss cream units and a gloss tiled floor. Appliances include fridge/freezer, dishwasher, electric hob and electric oven. There is ample room for dining furniture within the main reception area and there is a rear aspect window to the kitchen.

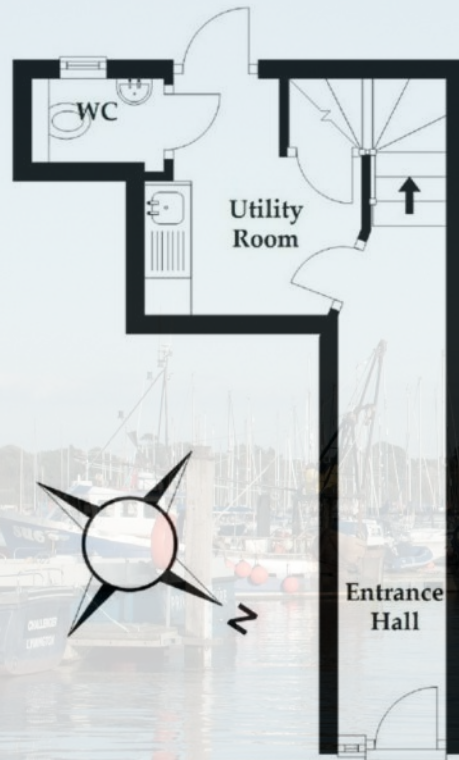
£545,000



FLOOR PLAN

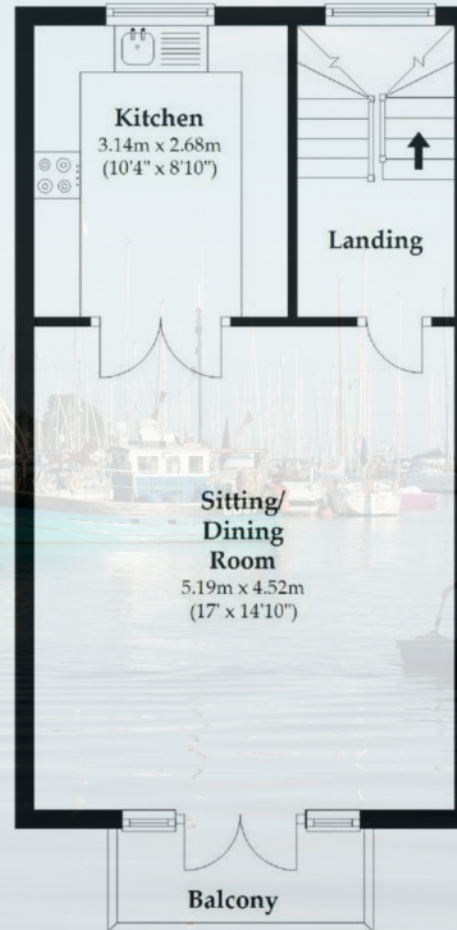
Ground Floor

Approx. 14.6 sq. metres (156.9 sq. feet)



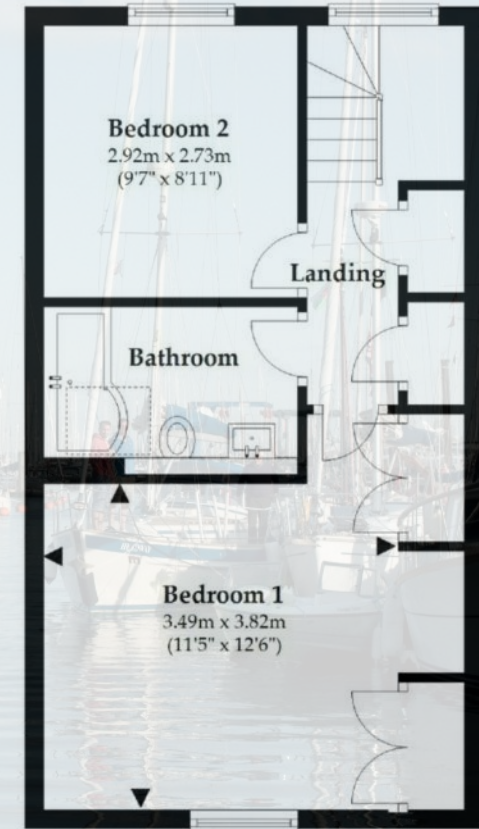
First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Second Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



LJT SURVEYING

Total area: approx. 90.4 sq. metres (972.6 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



The exclusive mews gated development with private parking is tucked away behind the famous Georgian high street in a secluded setting having a private sheltered courtyard, as well as a large balcony.

The Property continued . . .

Stairs lead to the second floor where the two double bedrooms are located. The master bedroom has a delightful vaulted ceiling and is flooded with light. There are fitted cupboards to one wall. The well-appointed family bathroom with a shower over the bath is positioned conveniently between the bedrooms. There is an airing cupboard and separate large storage cupboard with further hanging space.

Directions

From our offices in Lymington, turn left and proceed along the High Street and take the first turning left, just before Costa Coffee shop, into New Street. The wrought iron entrance gates, can be found on the left hand side after approximately 100 metres.



Grounds & Gardens

To the rear is a private brick paved courtyard with a south west aspect and having a raised flower bed. There is a wooden painted store, ideal for bikes and an outside tap. To the front is a delightful large glass-fronted covered balcony with an Easterly aspect, ideal for breakfast dining and morning coffee. The shared courtyard to the development is immaculate and has allocated parking, as well as visitor parking. There is a secure entrance system with wrought iron gates leading to New Street as well as a lockable pedestrian gate, giving direct access to the high street.

Situation

The townhouse is within an easy short walk of all amenities including 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.



The property is ideal for those wanting a stylish home in a discreet location.

Services

Tenure: Leasehold

Council Tax - C

Energy Performance Rating: C Current: 76 Potential: 88

Lease Term: 999 years from 30 June 2011, 986 years remaining

Annual Service Charge: Fee of approximately £2,370.00 per annum.

This covers external decorating and maintenance as well as buildings insurance.

Annual Ground Rent: tbc

Annual Ground Rent Increase (%): tbc

Frequency of any Increase (the review date): tbc

Pets: No pets allowed without permission

Holiday Lets: No

Property Construction: Standard construction

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Conservation Area: Lymington

Parking: Private allocated parking space for 1 vehicle plus visitor parking

Important Information

Spencers of Lymington 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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