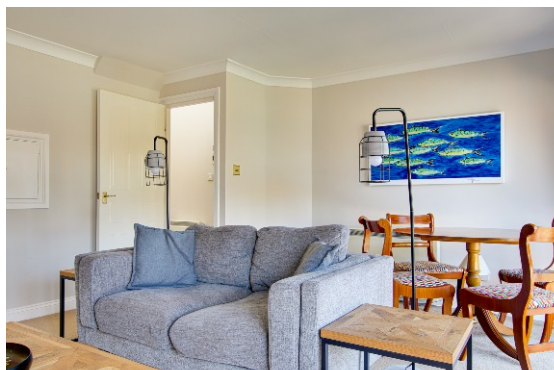




10 Roundhouse Court *Lymington, SO41 9LY*

SPENCERS  
NEW FOREST





## The Property

A delightful town centre apartment arranged over two floors and benefiting from its own front door and covered parking space with potential for both pets and as a holiday let investment. Conveniently positioned in a secluded enclave at the top of Lymington's historic High Street.

Accessed via its own front door and without any communal areas, this charming apartment is arranged over two floors. From street level a private door opens to a hall with storage area and internal staircase leading to the main front door to the apartment at first floor level. This door opens to a staircase hall with an under stairs cupboard and a door to a very generous sitting / dining room complete with a feature fireplace and floor to ceiling windows with a westerly aspect overlooking the pedestrianised courtyard below. Beyond the sitting room is a recently fitted kitchen with a range of high and low level cupboards as well as integrated appliances including an electric hob, oven, slimline dishwasher and washing machine.

Upstairs there is a generous double bedroom with built in cupboards and a bathroom with a white suite comprising a wc, pedestal basin and panelled bath.

The lease has no specific restrictions on renting out the apartment either on long term or holiday lets although it is standard procedure to request permission from the freeholder which would not be unreasonably withheld. Pets are also not excluded under the terms of the lease but all residents are required to not present a nuisance to others.

## Grounds & Gardens

The apartment benefits from a private covered parking space a short walk from the front door.

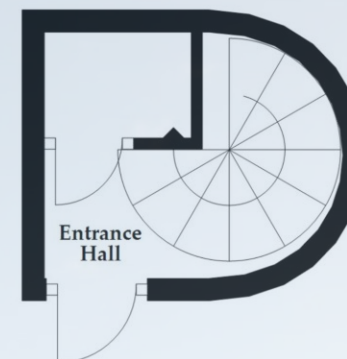
**£275,000**





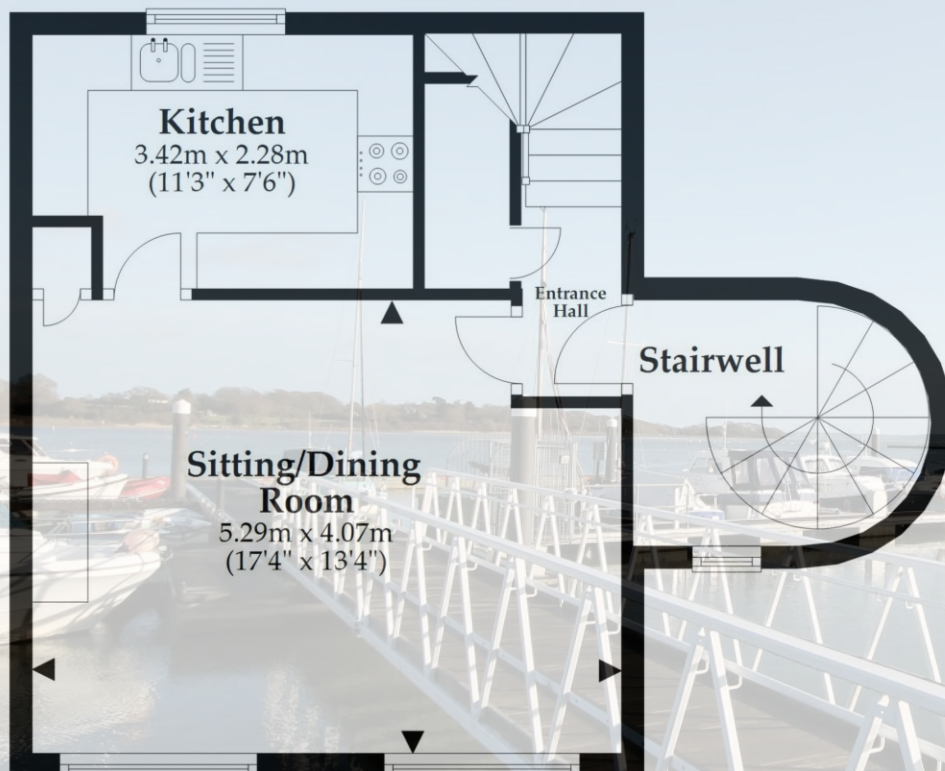
## Ground Floor

Approx. 3.3 sq. metres (35.2 sq. feet)



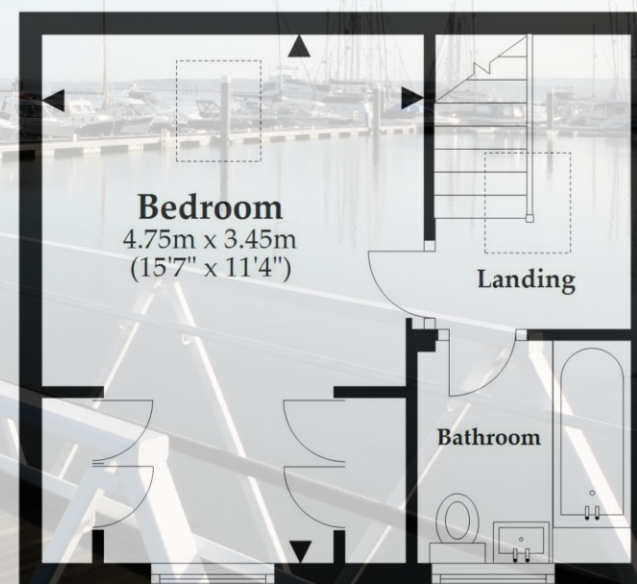
## First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



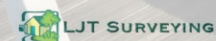
## Second Floor

Approx. 25.1 sq. metres (270.6 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood







## The Situation

The apartment occupies an extremely convenient location just off Lymington High Street and, as a result, is screened from passing traffic yet remains very close to all Lymington's shops and restaurants. The apartment looks out over Roundhouse Court which is an attractive, brick paved, pedestrianised courtyard which provides access to the high street and the covered parking area in which the apartment has an allocated space.

Lymington is an extremely popular place to live or have a weekend bolthole. There is sailing on the Solent and countless walks and cycle rides across the nearby New Forest. Lymington itself has a thriving high street with a wide range of national and independent shops and boutiques as well as superb cafes, pubs and restaurants. There is a railway station that offers services to London Waterloo via Brockenhurst in under 2 hours.

## Services

Energy Performance Rating: D Current: 56 Potential: 66

Council Tax Band: C

Mains water, electricity and drainage, electric heating

Tenure: Leasehold

Lease/ Pets/ Holiday Lets/ Service Charges TBC

## Directions

From our offices in Lymington, head west up the High Street towards Waitrose . Just before the junction with Queen Street, turn right through the archway leading to Roundhouse Court. The front door to the apartment will be found almost immediately on the right 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:

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