



5 Court Cottages

Court Close, Lymington, SO41 8NR

SPENCERS
COASTAL





The Property

Exclusively for the over 55's, this pretty retirement cottage has two bedrooms and a private patio area which overlooks the beautiful communal grounds of Court Lodge. The property has allocated parking, and offers independent living in a delightful environment being within close proximity of Lymington town centre as well as the shops at Fox Pond.

The front door opens into the entrance hall where there are useful storage cupboards and an airing cupboard. To the left, a door leads through to the bathroom which comprises a shower, wash basin and WC. Along the hall, a door leads through to the large sitting room which enjoys a feature gas fireplace as well as sliding doors which give access to the patio and communal gardens. Leading off from the sitting room is the kitchen which is fitted with a good range of floor and wall mounted units incorporating space for a cooker with extractor above, built-in fridge and freezer and space/plumbing for a washing machine. The wall-mounted gas-fired boiler provides domestic hot water and central heating. The bathrooms and kitchen have been completely renewed. The ground floor bedroom, historically used as a dining room, is a good-sized double room enjoying a range of fitted cupboards and a pleasant view across the communal gardens. From the hall, the staircase leads up to the landing which gives access to the first floor bedroom. This large room has a fitted wardrobe, under eaves storage and an en suite bathroom which comprises a shower, wash basin and WC.

The Situation

Court Close is one of the most sought after locations to the south of the High Street and within minutes of the marinas and sailing clubs of the Georgian market town of Lymington. This cosmopolitan town also offers diverse shopping facilities, a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

£420,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 87sq.m. or 937sq.ft.

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NOT TO SCALE**



Grounds & Gardens

The property shares the access with Court Lodge and is separate to the main home. The cottage itself has a professionally landscaped patio area with electric awning and convenient potting shed, overlooking the lovely south facing communal gardens. It also benefits from an allocated parking space. Court Cottages offer independent living, yet are also part of the community that the main home enjoys, including social gatherings such as summer garden parties.

Services

Energy Performance Rating: D Current: 68 Potential: 82

Council Tax Band: E

All mains services connected

Currently achieving a rental income of £1,236.00

Maintenance Information - The cottages are managed by Sullivan Lawford. The maintenance is approximately £2,000 per annum which includes buildings insurance, Apello 24-hour careline, exterior decoration, gutter clearance, exterior window cleaning, maintenance to the communal grounds, and the services of the manager.

Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane, continuing through the traffic lights, past the White Horse pub and upon reaching the roundabout, take the first exit onto Ridgeway Lane. After a short distance, turn left into Court Close. The property will be found by walking through the archway and communal gardens of the Court Lodge Care Home.

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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