



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

11 Monmouth Court, Church Lane

Lymington • SO41 3RB



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Located just moments away from Lymington High Street, this spacious and recently refurbished one bedroom first floor apartment for the over 60's located within this popular development, benefits from well maintained communal gardens and is offered for sale with no forward chain.



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£300,000

Key Features

- First floor apartment with views of the communal gardens and St Thomas Church tower
- Large double bedroom with two double built-in wardrobes and recently re-fitted cloakroom
- Communal lounge with kitchenette
- Recently fitted modern kitchen with appliances
- EPC rating: D
- Generous size living/dining room
- Well maintained communal gardens
- Guest suite available for friends and family to use - prices available from House Manager
- Recently re-fitted shower room
- Located just moments away from Lymington High Street, M&S and local amenities

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Description

First floor one double bedroom retirement apartment for the over 60's, located in this sought after development, just moments from Lymington High Street and M&S, doctors surgery, post office and shops. The property benefits from having been recently refurbished with a new kitchen with integrated appliances, en-suite cloakroom and shower room. There are well maintained communal grounds, a spacious residents communal lounge and lifts to all floors, and is perfect for those seeking an easy-going lifestyle in a friendly community.

Communal front door leading into the communal entrance hall. Lift and stairs to all floors. Front door leading into apartment. Hallway with large airing cupboard housing the hot water tank, fuse board and shelving. Additional large storage cupboard with fitted shelves. Large living/dining room with dual aspect windows, free standing electric stove set in a fireplace and a built-in display unit with mirror and cupboards. The room also includes a high ceiling area with access to the roof space. Ample space for dining table and chairs. Electric sofa-bed and electric armchair are included with the sale. Door from dining room leading into the kitchen, which has been re-fitted with a comprehensive range of floor and wall mounted cupboards and drawer units from Wickes. This is a light and airy room with window overlooking the small garden atrium. Appliances include a fridge/freezer, dishwasher, washer/dryer, oven four ring hob and microwave. Spacious double bedroom with two double built-in wardrobes and window to the rear aspect, overlooking the communal gardens and St Thomas' Church. En-suite cloakroom comprising of a WC with concealed cistern, wash hand basin with mixer tap, mirror above and built-in vanity storage, chrome heated towel rail, fully tiled walls and Careline emergency pull-cord. Separate modern shower room with large walk-in shower with thermostatic shower, glass screen and fold-down seat. WC, inset wash hand basin with inset vanity storage and illuminated mirror above. Chrome heated towel rail, extractor fan, fully tiled walls and Careline emergency pull-cord.

The current vendors have carried out extensive works to the property in recent years, to include: replacing the old storage heaters with the latest Rointe Kyros Eco Design digital electronic radiators, two RCD populated distribution boards replaced. Incoming earth cabling upgraded and electrical earth bonding to water pipes. New electric towel rails installed, with digital timers, in both the en-suite and the main bathroom. The en-suite cloakroom has been re-fitted and re-tiled, with a new toilet, sink, units and mirror from

Island Bathrooms. The main shower room has been re-fitted and re-placed with new toilet and sink unit, mirror, walk in shower, supplied by Island Bathrooms, tiled and laid new flooring and fitted with a new Stuart Turner Monsoon booster pump. The apartment has been fitted with new carpets throughout, walls ceilings and doors have also been painted throughout the apartment.

This delightful property enjoys views of St Thomas Church bell tower and the pretty gardens below and the garden atrium.

Tenure: Leasehold

Lease: Lease 199 years from 1989 (until 2188)

Ground Rent: £300 per annum

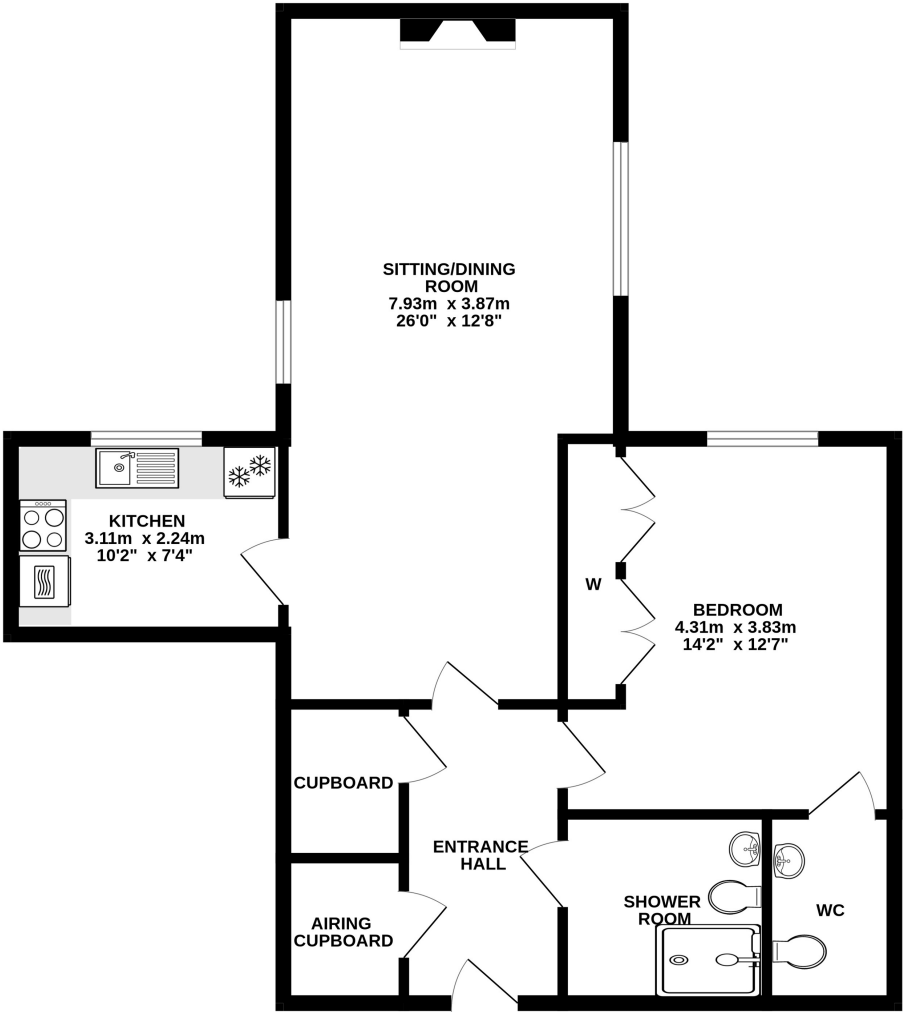
Maintenance/Service Charge: £2,837.52 (01.09.2025 to 31.08.2026) including Careline, buildings insurance, water and sewerage charges, cleaning and lighting/heating of communal areas, grounds maintenance, communal broadband, window cleaning, general maintenance and the services of the house manager 5 days a week.

Monmouth Court offers a large communal lounge with kitchenette adjacent, a guest suite for visiting friends and family (subject to availability), beautifully maintained communal gardens that wrap around the development and a visiting house manager. The development is restricted to residents aged 60 years and over only.

The property is conveniently positioned at the top of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and 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 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.

Floor Plan

11 MONMOUTH COURT
70.7 sq.m. (761 sq.ft.) approx.



TOTAL FLOOR AREA : 70.7 sq.m. (761 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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