



Flat 2 Solent Mews

High Street, Lymington, SO41 9AF

SPENCERS
COASTAL





A conveniently located and beautifully presented Grade II listed, first floor two double bedroom apartment with a balcony offering far reaching sea views.

The Property

This wonderful two bedroom apartment is tucked just off the high street with views out over the bustling high street as well as out over the Solent to the Isle of Wight. The property offers its own private stairwell and entrance door through to the spacious hallway. There is good storage provision for coats and shoes. The bedroom accommodation is located on this floor and there are two good sized double bedrooms. The second bedroom is located at the rear of the property and boasts an attractive feature fireplace. The principal bedroom is at the front of the property and with two sets of sash windows offers exciting views of the high street and a light and airy place to rest.

£360,000



FLOOR PLAN

Approx Gross Internal Area
86.5 sqm / 931.1 sqft



Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



This grade II listed two-bedroom apartment situated in the middle of Lymington High Street spans over two floors, with spacious kitchen/dining area, a separate vaulted living room, and two generously sized bedrooms.

The Property continued . . .

The main bedroom benefits from a useful ensuite shower room and there is a family shower room servicing the second bedroom. Stairs rise to the next level where you are welcomed into a wonderful living room with a vaulted ceiling and doors to the sunny balcony. The balcony is large enough to house a small table and chairs and offers stunning views of the Solent and the Isle of Wight. From the living room, there is access through to the charming kitchen/diner which is fitted out with a range of country style wall and base units. There is space and plumbing for a washing machine and fridge/freezer. There is an integrated oven and hob and plenty of storage space. The kitchen also looks out over the high street so you can relax, have a cup of tea and enjoy watching the world go by.



Grounds & Gardens

There is a balcony at the rear of the property offering space for some al fresco dining and to enjoy the views of the water. The stairwell to the front entrance provides some space for adding colour with pots of flowers or some additional storage.



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.



Directions

From our office, head south down the high street on the right-hand pavement. As you reach the perfume shop turn right into an alleyway which is named Solent Mews. Head along this alleyway and 2 Solent Mews can be found at the top of the attractive black wrought iron stairwell.

Services

Tenure: Leasehold

Council Tax - C

Energy Performance Rating: D Current: 64 Potential: 77

Lease Term: Lease start date 6th October 2016 ending 24th March 2178, 153 years remaining

Annual Service Charge: Circa £2,000 per annum (split with the shop below). Please ask for further information.

Annual Ground Rent: £100 per annum until 2039 then increases to £150 per annum until 24th March 2064. There are further fixed increase that apply, please refer to page 4, clause 1.1 of the lease for further information on fixed increases

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: Fibre. Ultrafast broadband with speeds of up to 1000mbps is available at this property (ofcom)

Conservation Area: Lymington

Parking: No parking with property

Pets: Pets are not permitted

AST's and holiday lets: TBC

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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk