



**Tylers Close**

Lymington, SO41 9AX

**SPENCERS**  
NEW FOREST





# 36 Andrews Lodge

Tylers Close, Lymington, SO41 9AX

£125,000

A beautifully presented one bedroom second floor retirement apartment for the over 60s with Lodge Manager situated close to the amenities provided by Lymington High Street. The apartment enjoys views of the pretty communal gardens. EPR: B

## Situation

The property is situated in the beautiful Georgian market town of Lymington, within walking distance of the High Street having excellent shopping, restaurant and transport facilities. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturdays a market is held in the High Street. 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 also a branch line train link to Brockenhurst Railway Station which provides a half hourly service to London Waterloo with a journey time of 90 minutes.

## The Property

Double doors opening to the main entrance with lift and stairs to the second floor. Private entrance door leading to the hall with spacious airing cupboard and doors to all accommodation. The living room has a feature fireplace with electric fire, window overlooking the communal garden and door through to the well fitted kitchen with range of wall and floor level units and granite effect work surfaces over, fan assisted oven, ceramic hob with extractor hood over, washing machine, fridge and freezer.

The double bedroom also has a window overlooking the garden and built-in wardrobe with sliding mirror doors. The bathroom comprises a bath with shower over, wash hand basin and wc and completes the accommodation.



1



1



1



## Outside

The apartment has stunning and well maintained communal landscaped gardens with seating areas. There is a communal parking area and a residents' private car park situated to the side just past the main entrance.

## Directions

From our office in the High Street, head toward the top of the High Street and on to the one way system and in to Southampton Road. Continue straight ahead through the traffic lights. Andrews Lodge and Tylers Close can be seen after approximately 250 metres on the right hand side. Turn right into Tylers Close and park on the left hand side.

## Services

Energy Efficiency Rating: Current 83 Potential 84

Council Tax Band C

Mains water, electricity and drainage are connected.

TENURE: Leasehold for a term of 125 years from 2004. Maintenance Charge: £2,156 per annum. Ground Rent: £604 per annum.

## Second Floor

Approx. 44.5 sq. metres (478.8 sq. feet)

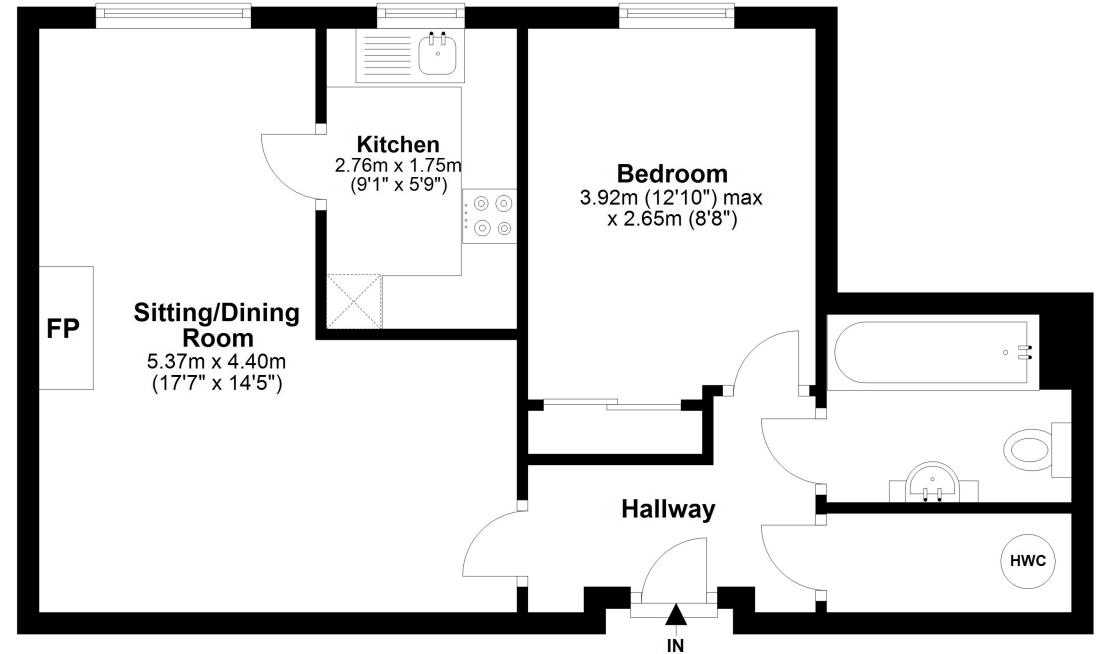


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.





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 or efficient working order or fit for their 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 for you.

For more information please contact us:

74, High Street, Lymington, SO41 9AL

E: [lymington@spencersnewforest.com](mailto:lymington@spencersnewforest.com) T: 01590 674222

<http://www.spencersnewforest.com>



SPENCERS  
NEW FOREST