



1 The Old Alarm

8 Quay Hill, Lymington, SO41 3AR

SPENCERS
COASTAL





A rare opportunity to acquire a beautifully presented two bedroom first floor apartment located on the famous cobbled Quay Hill at the bottom of the High Street. The Grade II listed property is an ideal second home or holiday let and enjoys a small private balcony.

The Property

The apartment is accessed via a communal front entrance door directly off the cobbles into an attractive vestibule with an exposed brick wall and flight of stairs that lead up to the front door of the apartment. On entering the property you are welcomed into an apartment which enjoys a blend of contemporary and period style.

The kitchen is situated at the front of the property and overlooks the cobbled street below. It is well fitted with a range of shaker style wall and base units offering an array of integrated appliances including an electric oven and hob with extractor above, fridge and freezer, washing machine and dishwasher. There is also a cleverly designed breakfast bar that fits perfectly into the space. The kitchen opens into a bright and spacious living/dining room with windows overlooking the cobbled street below and a beautiful original fireplace providing a focal point to the room. The apartment is complimented by the solid oak flooring throughout.

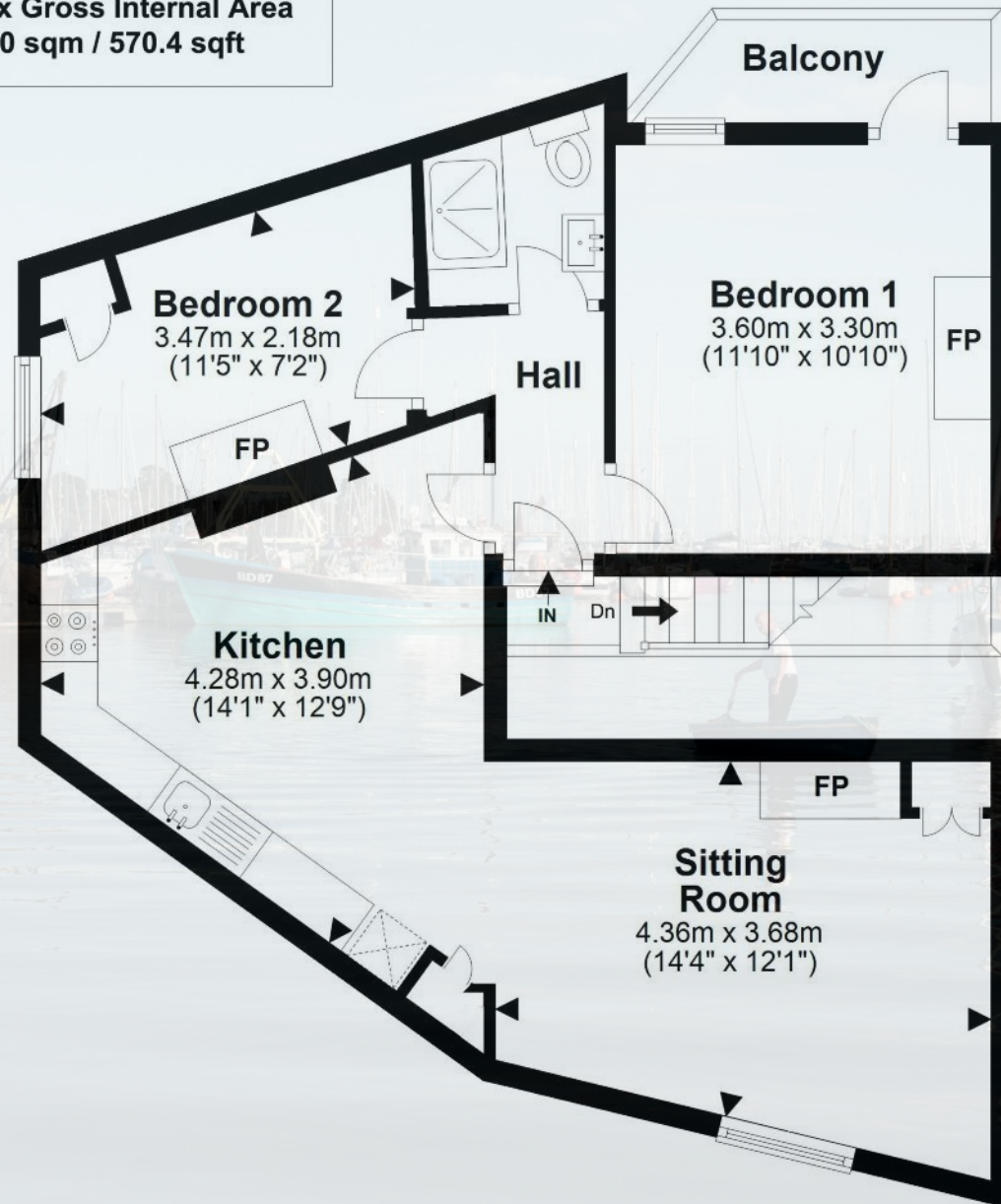
£450,000



FLOOR PLAN

First Floor

Approx Gross Internal Area
53.0 sqm / 570.4 sqft





Set in the heart of Lymington moments from the Quay, marinas and nearby station, the property captures the essence of Lymington life. This property is for sale with the benefit of no onward chain and internal viewing is highly recommended.

The Property continued . . .

The principal bedroom is a generous double bedroom with a cupboard for storage, an exposed brick chimney breast, original fireplace and a glazed door leading out on to the balcony where there is space for a small bistro table and chairs. Bedroom 2 also offers an attractive period fireplace and both bedrooms are serviced by the family bathroom with a white suite comprising panelled bath with shower attachment above, WC and wash hand basin.

Directions

From our office in the High Street, turn left and proceed down to the bottom of the High Street where the cobbles continue for pedestrian access only, at the point that the High Street bends to the left and becomes Gosport Street. We advise that viewers either park on the high street or in the car park on the Quay and walk along the cobbles towards the High Street. The property is positioned on the bend, just opposite the bike shop.

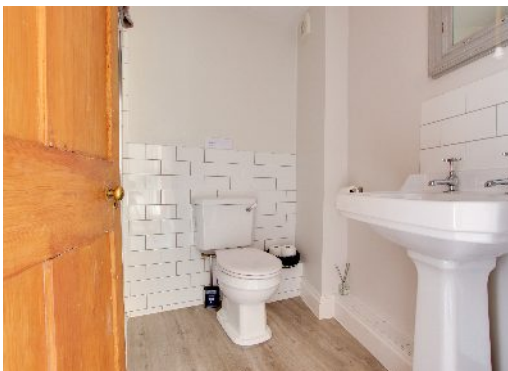


Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.

Outside

The balcony located off the principal bedroom offers a wonderful quiet spot to enjoy some fresh air, morning cup of tea, or an evening glass of wine.



The town offers an excellent range of schooling, both state and private, catering for all ages.

Services

Tenure: Leasehold

Council Tax - tbc - The current owner does not currently pay council tax , small business relief as permanent holiday let

Energy Performance Rating: N/a - Grade II Listed

Lease Term: 250 years from and including 21st June 2021 to and including 20 June 2271, 246 years remaining

Annual Service Charge: Building maintenance contributions as required.

None to date so far under current ownership

Annual Ground Rent: Ground rent is approximately £600 per annum for the building. This is split as follows; The person who owns the building pays £200, Flat 2 pays £200 and **Flat 1 pays £200 per annum.**

Annual Ground Rent Increase (%): tbc

Frequency of any Increase (the review date): tbc

Pets: No

Holiday Lets: Yes

Property Construction: Brick and slate

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

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

Conservation Area: Lymington

Parking: No allocated parking but residents parking permits can be purchased from New Forest District Council for on street parking in the vicinity of the property

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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