



Flat 10 Annesley House

Bank, SO43 7FD



SPENCERS





FLAT 10 ANNESLEY HOUSE

BANK • LYNDHURST

A charming two bedroom apartment within an imposing country house built in the 1880s by Mary Braddon, a renowned Victorian novelist, sympathetically converted into 10 apartments in the 1970s.

The house is set in approximately one acre of landscaped grounds, which are maintained by a gardener with extensive areas of lawns and many fine specimen flowering plants, shrubs and trees, including well established yew topiary and hedging.

The property is offered to the market with no onward chain.

£265,000



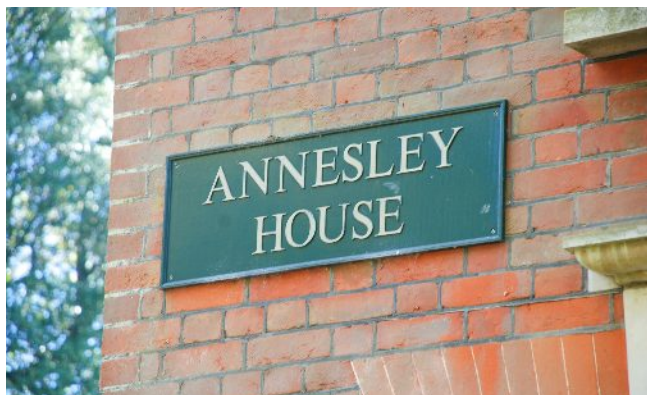
2



1



1





The Property

This light and sunny top floor apartment offers accommodation of 1,234 sq ft, with an open plan sitting room, dining area and kitchen enjoying stunning views of the surrounding landscaped gardens and surrounding forest. The apartment has access from the communal hallway and the stairs to the top floor.

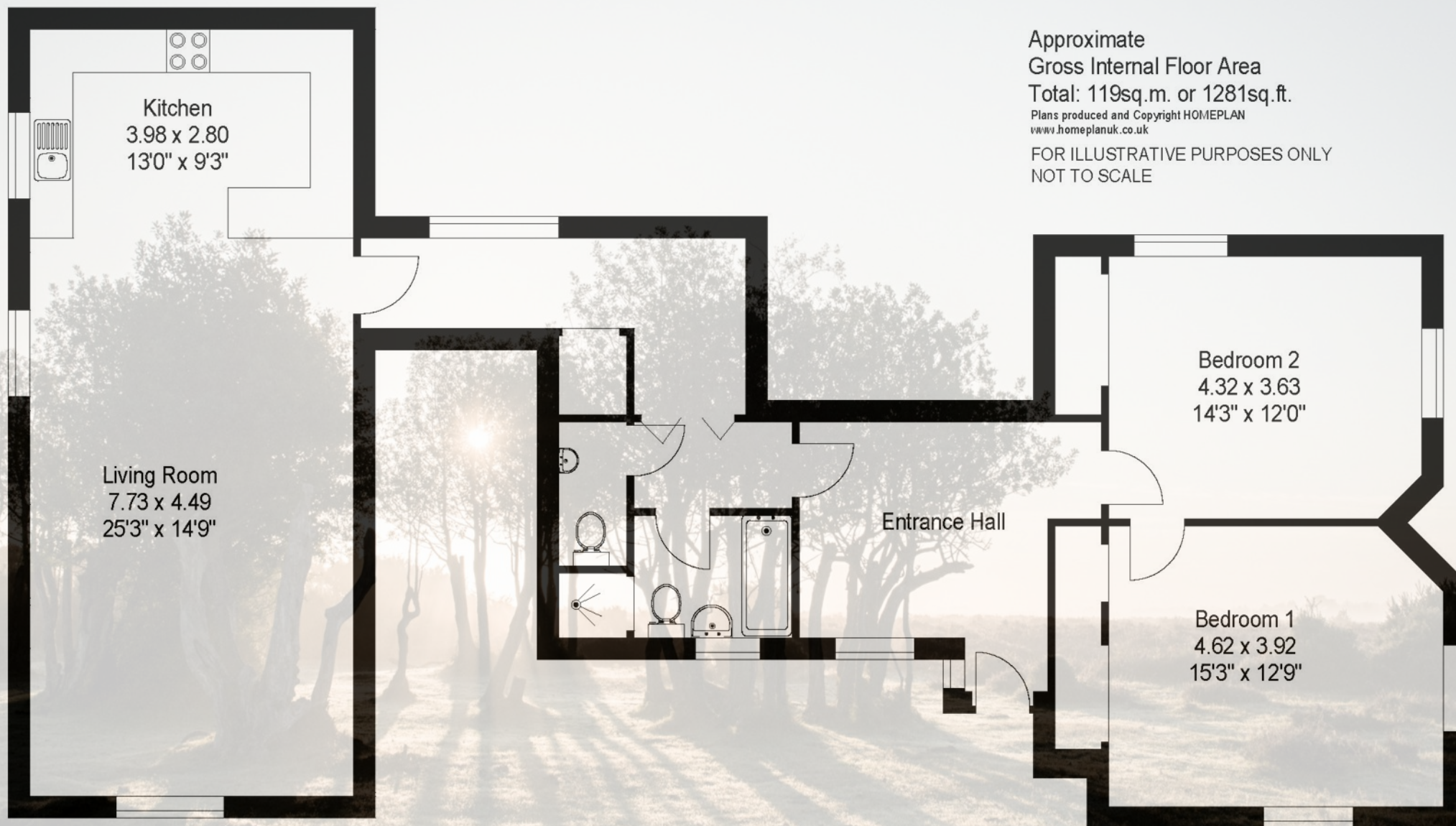
The accommodation comprises an entrance lobby which flows through to a main hallway as an artery to the two bedrooms and family bathroom. Both bedrooms are of double proportions with dual aspect windows and fitted wardrobes. The principal bedroom benefits from feature wrought-iron fireplace and with elevated views which also allow for an abundance of natural light. The bathroom is tiled to full height with underfloor heating and offers bath with shower attachment, vanity unit with built-in sink and w/c, airing cupboard, opaque windows, shower cubicle and heated towel rail. There is also a separate w/c with hand wash basin. Additional storage is provided in the hall space, together with access to an emergency fire escape in the event of a fire.

At the end of the hallway is an open plan living area which has three windows to the front and side elevation and comprises a dining space and fitted kitchen with spaces for a washing machine, dryer, fridge, freezer and dishwasher, tiled splash backs, integral electric oven and hob and stainless steel sink with mixer taps. The sitting room sits at the end of the space, enjoying lovely views over the grounds which give this room a feeling of peace and tranquillity.

Grounds and Gardens

The house is approached from a quiet no through forest road and gravel driveway. The property benefits from a private secure garage in a block with an up and over door, which is accessed to the east of the house from a gravelled area.

A real feature of the property is the communal grounds and gardens which are mostly laid to lawn with a variety of areas offering plants and shrubs and bordered with trees.



Approximate
Gross Internal Floor Area
Total: 119sq.m. or 1281sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Situation

Annesley House is located in the idyllic and highly sought after hamlet of Bank which has direct forest access, a popular local pub and a friendly community. Bank is 1.5 miles south west of the village of Lyndhurst, renowned as the capital of the New Forest. Situated on the open forest, the hamlet boasts a number of attractive dwellings, both large and small, many affording fine open views over the surrounding farmland and forest. The highly regarded Oak Inn pub is a short walk away. The nearby village of Brockenhurst (approximately 5 miles south) has a mainline rail connection to London Waterloo (journey time approximately 90 minutes).

The Georgian market town of Lymington, known for its Saturday Charter Market, river, marinas and yacht clubs, is situated approximately 8 miles due south. Junction 1 of the M27 is approximately 4 miles north providing access across the forest to serve Bournemouth, Southampton and the M3.





Additional Information

Tenure: Share of Freehold

Term: 999 years from 10th November 2004

Lease Term Remaining: 978 years

Service Charge: £612.00 per quarter

Council Tax Band: D

Energy Performance Rating: E Current: 48 Potential: 65

Services: Mains electricity, water and drainage

Heating: Electric storage heaters

Conservation Area: Bank

Property Construction: Standard Construction

Flood Risk: Very Low

Parking: Communal off road parking and garage.

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Holiday lets are not permitted.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After 3.5 miles bear left at Goose Green T junction following the road signposted to Bournemouth/A35. Take the first turning on the left hand side down Pinkney Lane and continue for approximately one mile, then by the Oak Inn turn left and Annesley House can be seen on your left after a short distance.

Important Notice

Spencers Property 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 for 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:

Holbrook House, 56 Brookley Road, Brockenhurst SO42 7RA

T: 01590 622 551 E: brockenhurst@spencersproperty.co.uk

www.spencersproperty.co.uk