



Flat 4 Elcombes

High Street, Lyndhurst, Hampshire, SO43 7BB

SPENCERS
NEW FOREST



No Forward Chain - An exciting opportunity to purchase a 2-bedroom first floor apartment forming part of a prestigious Grade II listed mansion house, ideally located close to the open forest, high street and amenities.

The Property

Kitchen/Breakfast Room – Range of base, wall and drawer units with integrated appliances including oven, microwave, dishwasher and ceramic hob with extractor hood over, breakfast bar

Sitting Room – Bright and spacious with high ceilings, feature open fireplace, flooded with natural light

Bedroom 1 – Spacious double bedroom with built in wardrobe space, overlooking the gardens

Bedroom 2/Dining Room – Double bedroom affording lots of natural light

Bathroom - Modern three piece bathroom suite

Storage - Basement storage and a storage cupboard shared with Flat 3 on the mezzanine floor



£359,000





A superb apartment in excess of 800 sq ft and benefiting from a private garden and garage

Grounds & Gardens

The property benefits from its own private garden area which is mainly laid to lawn with a patio seating area.

Garage

A single garage is set within a separate block situated to the rear entrance of the property with a designated parking space.

Additional Information

All mains services connected

Gas-fired central heating

Grade II Listed

Share of Freehold with an underlying lease - 977 years remaining of a 999 year lease

Maintenance Charge: £2,480 per annum

We understand that pets are permitted. Also, holiday lets or short-term rentals of less than 3 months are not permitted.

Directions

Leave Brockenhurst heading north towards Lyndhurst on the A337. After approximately 3 miles go straight at Goose Green T junction onto Shrubbs Hill Road and proceed to the end of the lane and turn left onto Bournemouth Road/A35. Turn right shortly after into Knightwood Avenue. Take the first right hand turning into Elcombes Close and the property can be found approximately half way down on the right hand side, where there is a right turn into the parking area.

FLOOR PLAN

Approx. Area 75.0 sqm / 807 sqft

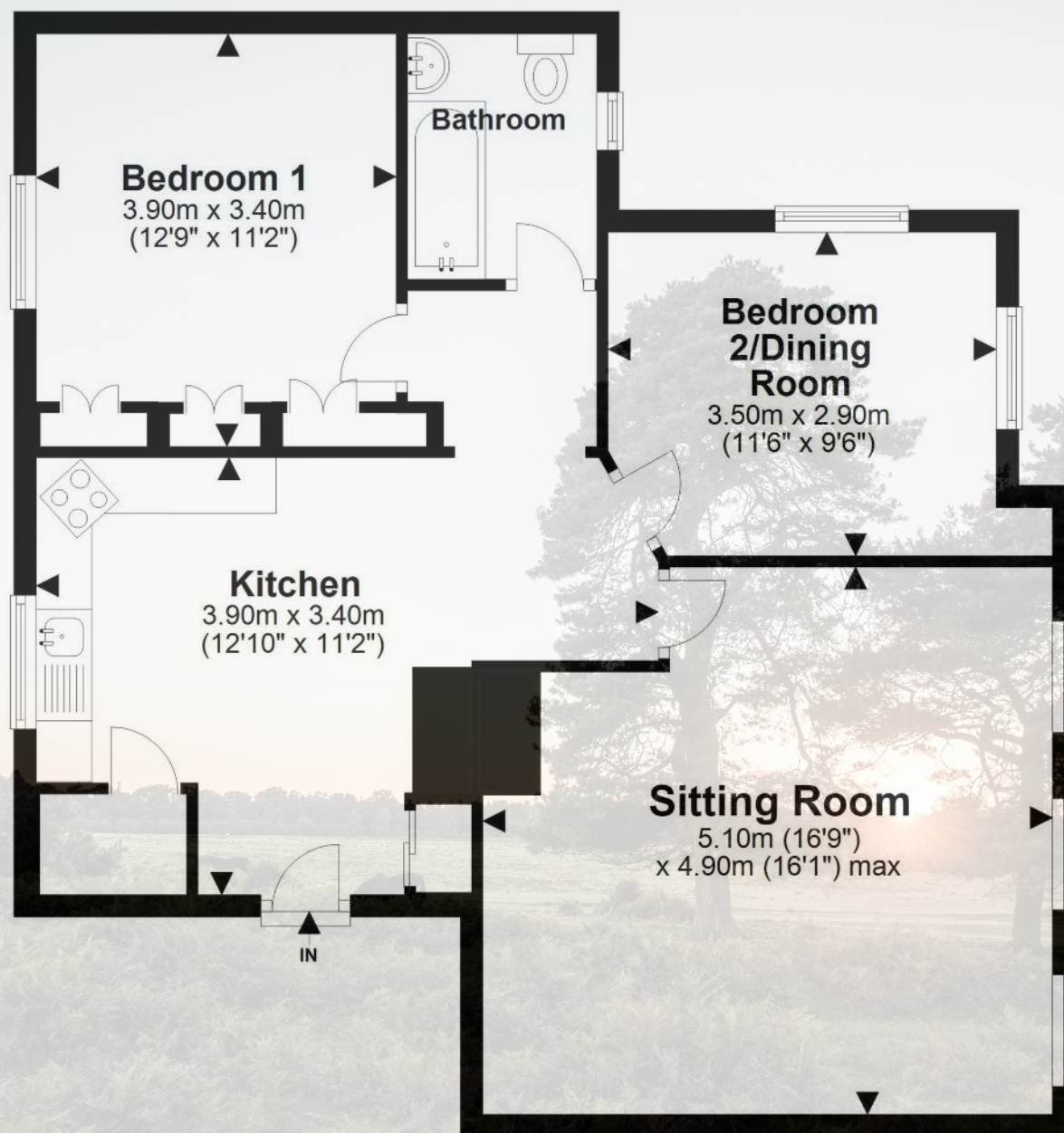


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



Area

Lyndhurst has been known as the capital of The New Forest since William the Conqueror established it as a royal hunting ground in 1079, with Kings and Queens staying at the Royal Manor throughout the centuries. Lyndhurst is also home to the Forestry Commission and the Verderers' Court (Verderers are the guardians of the forest's rights and therefore protectors of the forest landscape).

The delightful High Street offers an eclectic mix of boutique shops and everyday stores including an old-fashioned sweet shop and award-winning butchers, as well as an art gallery, a vintage interiors shop and a Ferrari and Maserati showroom.

There are numerous places to eat out, ranging from popular country inns, such as The Royal Oak at Bank (a hamlet within the parish boundary) to Lime Wood, a country house hotel with a highly regarded restaurant and luxurious spa.

Property is equally varied, from traditional terraced cottages to large country houses. Lyndhurst also appeals to commuters as there are links to major road networks at Ashurst and Cadnam as well as mainline stations at Ashurst and Brockenhurst.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 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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