



**33 Almansa Way**

*Lymington, SO41 9PZ*



**SPENCERS**









*Completed in 2017 with NHBC guarantees; a superb two bedroom ground floor apartment with private courtyard garden and private entrance within the popular Lymington Shores development. This easy maintenance, "lock up and leave" apartment offers beautiful spacious open plan living, with a rear terrace and allocated secure underground parking.*

## The Property

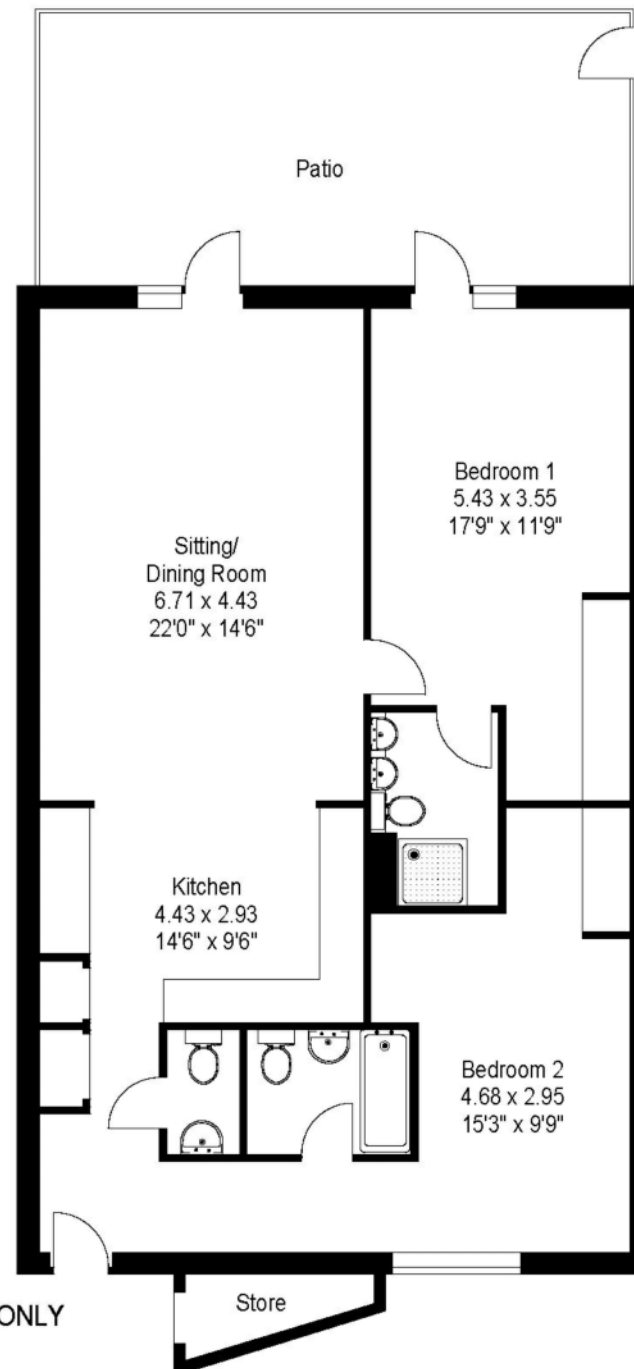
Completed in 2017, this superb apartment is situated in an exclusive enclave in the prestigious Redrow development and occupies a secure and secluded position on the ground floor. The apartment has been finished to an extremely high specification and there is underfloor heating throughout the property together with a balanced ventilation system with heat recovery to provide a healthy interior climate and optimum comfort level.

Private front door opens in to the hallway which in turn leads through to the open plan contemporary living space. This ultra modern layout provides light and bright, spacious accommodation with Amtico flooring, under floor heating, floor to ceiling windows with ample space for sofas and dining room furniture. There is a convenient cloakroom, cupboard for coats plus the cupboard housing the ventilation recovery system. The kitchen has atmospheric lighting, spacious work tops, a family breakfast bar, fitted oven, induction hob, extractor and microwave, integral fridge & freezer and additional storage cupboards. The beautiful master bedroom features floor to ceiling windows with direct access to the garden, built-in double wardrobes and a large shower room en-suite fitted with Villeroy & Boch sanitary ware which includes a walk in shower, wash hand basin and low level w.c. The second double bedroom is also a very spacious room with a view to front, double fitted wardrobes and an en-suite bathroom with shower over.

**£525,000**



## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 105sq.m. or 1130sq.ft.  
(Excluding Stores)

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE









*The development is ideally located on the shores of the Lymington River with a short walk to the high street, town quay and train station.*

## Grounds & Gardens

To the front of the property is a courtyard surrounded by well manicured plantings and providing a pleasant area to sit. There is a secure storage cupboard, ideal for bikes or kayaks. To the rear of the property is a beautiful terrace accessed from the open plan living space and master bedroom suite. The courtyard is perfect for alfresco dining, BBQ's or sun tanning. A rear gate leads out to the private villas which in turn are accessed via a private electronic gate allowing vehicle access. Adjacent to the apartment is the secure underground parking which provides an individual parking bay.

## The Situation

Situated within level walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

## Directions

From the office proceed to the bottom of the High Street turning left in to Gosport Street. At the round about take the second exit towards the river and Walhampton and take the second right in to Almansa Way. The property can be found 200 yds down the drive on the left-hand side.





## Services

Tenure: Leasehold

Lease Term: 125 years from January 2012

Lease Term Remaining: 110 years

Annual Service Charge: £3,835.43

Annual Ground Rent: £300.00

Annual Ground Rent Increase (%): TBC

Frequency of any increase (the review date): 10 Years

Warranty: Within NHBC 10-year warranty

Utility Supplies: Mains electricity, water & drainage. There is no gas supply.

Heating: Electric

Council Tax - E

Energy Performance Rating: tbc      Current:      Potential:

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Conservation Area: No

Tree Preservation Order (TPO): Yes

Restrictions: Residential only; can let long-term only. No short term lets/holiday lets allowed, no trade vehicles, no large pets allowed.

Is the property subject to any public rights of way: Yes, Riverside public footpath

## 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](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)