



Flat 6 Halyard House

6 Avenue Road, Lymington, SO41 9GJ

SPENCERS
COASTAL





A generously sized two bedroom apartment with a large balcony and use of the communal garden. The property benefits from having a lift and secure private parking within walking distance to Lymington High Street.

The Property

Communal entrance via security intercom system opening to the lobby of Halyard House and stairs or lift to the first floor. The communal areas are maintained to a high standard and create a positive first impression.

The private front door opens to a spacious hallway with a deep cupboard housing the pressurised water cylinder providing excellent storage for coats, boots and brollies. The lounge/diner is a remarkable room, both spacious and full of light with a high ceiling and double doors out to the balcony. This is an ideal space ideal for relaxing and entertaining. Double doors lead to the well appointed and large kitchen which boasts shaker style wall and base units complemented with granite worktops. There is an array of fitted appliances including an electric oven, hob with extractor hood, microwave, fridge/freezer, dishwasher and washing machine.

The hallway extends to the principal bedroom with generous proportions as well as a walk in wardrobe and en-suite shower room. The second double bedroom is light and airy with fitted wardrobes. There is a family bathroom with white suite.

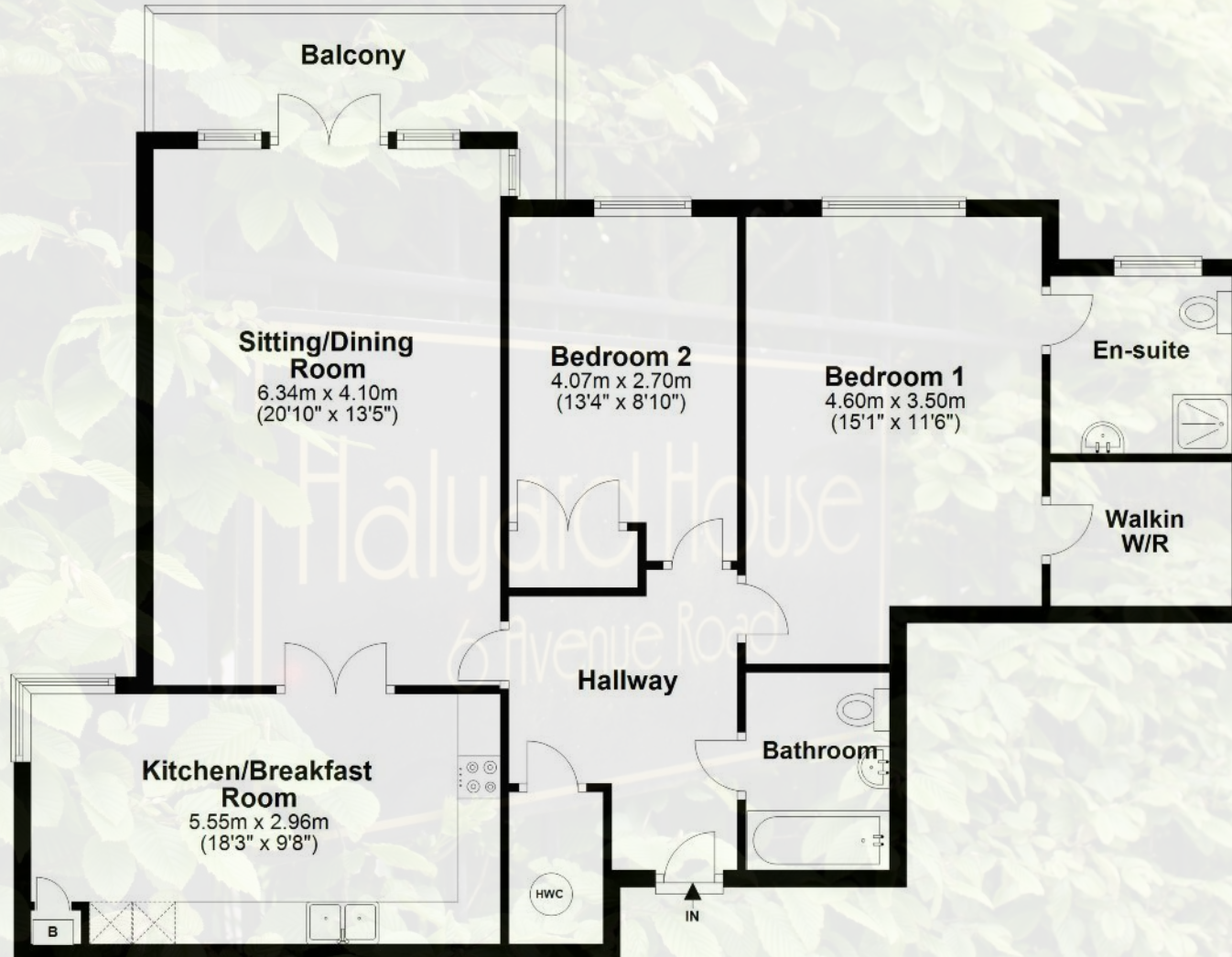
£425,000



FLOOR PLAN

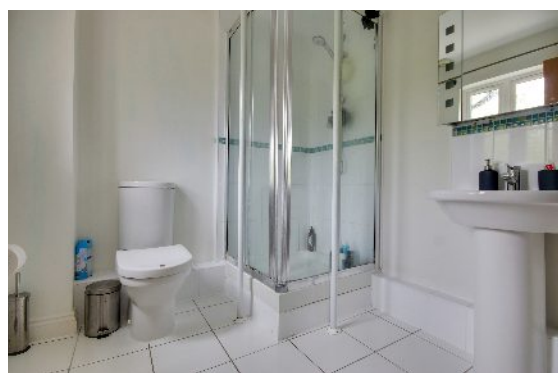
First Floor

Approx. 96.4 sq. metres (1038.1 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

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



Grounds & Gardens

There is a private parking space at the rear of the property under a car port. The entrance gates are automated and are closed within the hours of 7pm and 7am.

Services

Energy Performance Rating: B Current: 82 Potential: 83

Council Tax Band: D All Mains Services Connected

Monthly Service Charge: £209.98 & Annual Ground Rent: £200.00

Leasehold - 108 years left

Pets: No

Holiday Lets - No

Long Term Rentals - Yes

Directions

From the High Street continue past the church and through the one-way system towards Brockenhurst. At the first set of traffic lights turn right into Avenue Road where Halyard House can be found a short distance along on the right hand side.

The Situation

The property is situated in the beautiful Georgian market town of Lymington and is within a short walking distance of its cosmopolitan shops and picturesque harbour. The property also benefits from being in catchment area of Lymington Infant School which has an Ofsted rating of outstanding. Within easy reach are the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and 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 90 minutes.

Important Information

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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