



41a Lower Buckland Road *Lymington, SO41 9DN*

SPENCERS
COASTAL



A light and bright two double bedroom first floor apartment with private parking located a short walk from Lymington high street. The property has a share of freehold.

The Property

A communal front door opens in to an inner hallway with a private front door to the apartment. Stairs rise to the landing with access in to the open plan lounge and fitted kitchen. The lounge is a lovely room with double aspect and space for a large corner or twin sofas. The kitchen has a range of fitted cupboards and work surfaces with space for a fridge freezer, fitted electric cooker with gas hob and extractor and window to front aspect. The hallway continues to the two double bedrooms, one with rear aspect and fitted wardrobes. The large white bathroom suite with rear aspect has space and plumbing for a washing machine. Overall this is a light and bright first floor apartment with private parking a short walk from the high street ideal as a rental investment, holiday let or first time buyer.

£260,000





Grounds & Gardens

There is a convenient bike store adjacent to the front door and off road private allocated parking for one vehicle.

Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue to the end of the road and at the T-junction turn left and then almost immediately right into Lower Buckland Road. The apartment can be found on the left hand side after approximately 200 yards on the corner of Lower Buckland and May Avenue.



The Situation

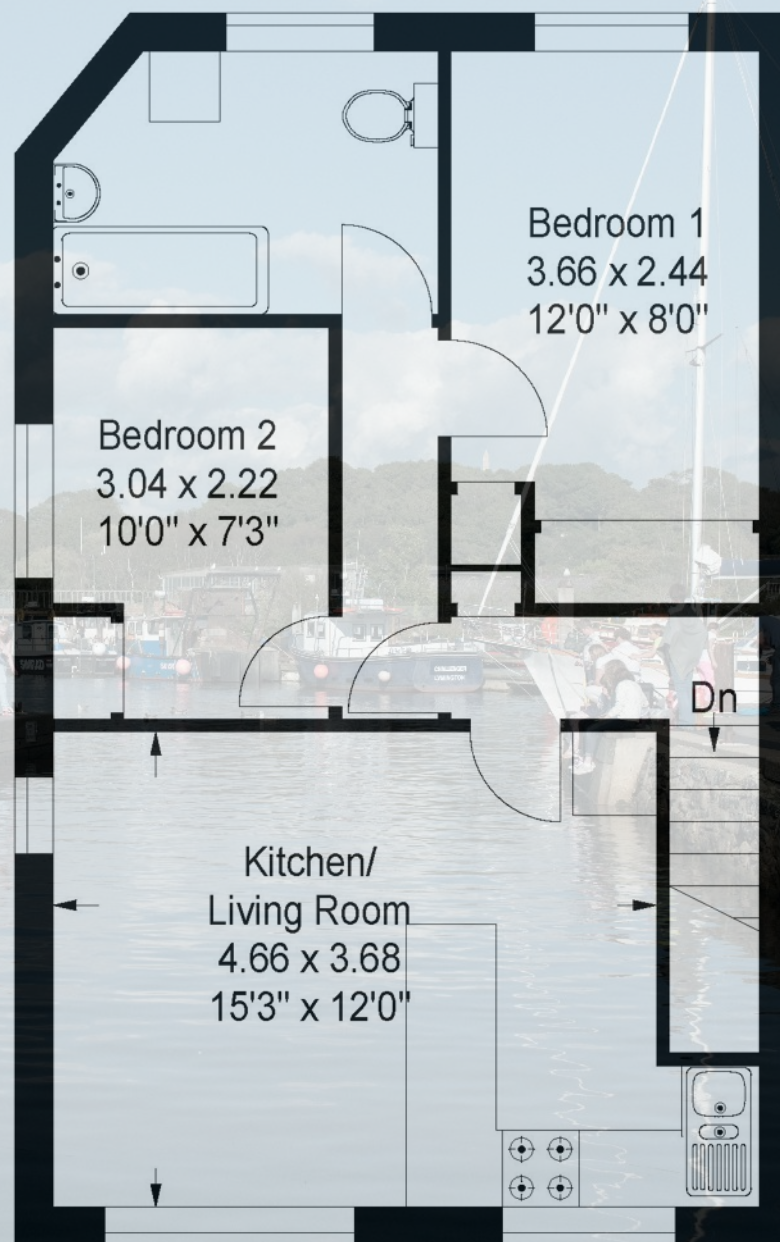
Ideally positioned a short walk from Lymington's historic Georgian High Street this location offers exceptional convenience with a wide range of shops, restaurants, bars and cafes only half a mile away. Lymington is also renowned for its excellent sailing facilities and also offers direct ferry services to the Isle of Wight as well as a rail connection to London via Brockenhurst in approximately 2 hours. There are beaches nearby at Milford on Sea and Barton on Sea with the expanse of the New Forest, with its unrivalled walks and rides, beginning just to the north at Buckland Rings, a superb Iron Age hill fort.

FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 55sq.m. or 592sq.ft.

Plans produced and Copyright HOMEPLAN
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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





Additional Information

Tenure: Share of Freehold

Council Tax - A

Energy Performance Rating: C Current: 73 Potential: 76

Lease Term: 999 years from 1 January 2015, 989 years remaining
Annual Service Charge: Buildings insurance approx. £248.00 per annum.

Pets: House pets/ house cat allowed but no dogs

Holiday Lets: Yes

Property Construction: Standard construction

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: No broadband connection currently. Superfast broadband with speeds of up to 80mbps is available at this property.

Parking: Private driveway, car parking to the left of the property is for 41a Lower Buckland Road and the right hand side is for flat 41.

Important Information

Spencers of Lymington Ltd 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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:

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