



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

10 Mosbach Place

Lymington • SO41 9NQ



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Centrally located, just behind Lymington High Street, this well presented apartment benefits from spacious, light and airy accommodation and also has an allocated parking space. This delightful property would make an ideal first time buy or investment property.



2



1



£250,000

Key Features

- Two double bedrooms, both with built-in wardrobes
- Sitting room with feature fireplace and glimpses over towards Lymington River
- Allocated parking space
- Spacious and well presented accommodation
- EPC Rating: B
- Well equipped kitchen/dining room
- Family bathroom
- Located just behind Lymington High Street and close to all local amenities
- Would make an ideal first time buy or buy to let investment

Est.1988



Description

This spacious and well presented two double bedroom first floor apartment is located just behind Lymington High Street and benefits from an allocated parking space. This delightful property would make an ideal first time buy or investment property.

Communal front door with entry phone system, leading into the communal entrance hall. Stairs rising to the first floor landing. Front door leading into the apartment with storage cupboard and doors leading to all rooms. Kitchen with comprehensive range of modern floor and wall mounted cupboard and drawer units with single bowl stainless steel sink unit with mixer tap over and tiled splashbacks. Integral four ring gas hob with double oven beneath and extractor hood above. Space and plumbing for washing machine, space for under counter fridge. Space for further appliances. Cupboard housing the wall mounted gas fired central heating boiler, which was fitted in March 2024. Space for dining table and chairs. Two windows to the rear aspect. Sitting room with feature fireplace with inset electric fire and large window to the front aspect with glimpses over Lymington River. Master bedroom with range of wardrobes with sliding doors, all along one wall and two windows to the front aspect. Second double bedroom two with built-in double wardrobe and two windows to the rear aspect. Family bathroom with white suite comprising a panelled bath unit with mixer taps and shower over. Pedestal wash hand basin, low level WC, obscure window to the front aspect, tiled floor, part tiled walls.

Outside, the property benefits from an allocated parking space, a communal bicycle store, and a refuse area.

Tenure: Leasehold

Lease: 113 years from 2021 (109 years remaining)

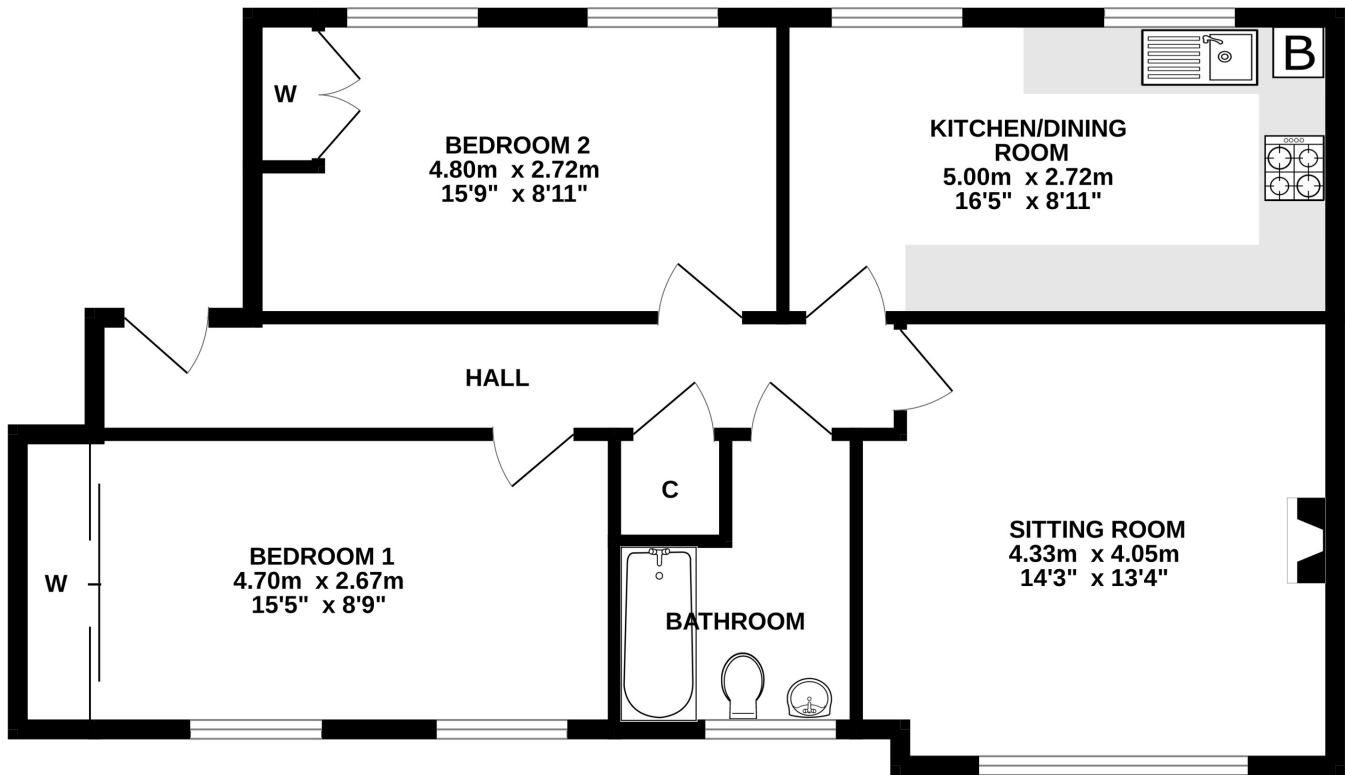
Ground Rent: peppercorn

Service Charge/Maintenance: £604.08 per annum (to include communal gardening, communal lighting, communal cleaning, building maintenance and building insurance)

The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

Floor Plan

FIRST FLOOR
71.3 sq.m. (768 sq.ft.) approx.



10 MOSBACH PLACE

TOTAL FLOOR AREA : 71.3 sq.m. (768 sq.ft.) approx.

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For more information or to arrange a viewing please contact
Fells Gulliver • 125 High Street • Lymington • SO41 9AQ
T: 01590 671711 E: lymington@fells-gulliver.com



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