



FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

26 Almansa Way

Lymington • SO41 9PY



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A stunning two-bedroom duplex apartment in the sought-after Lymington Shores Development. Offered with no forward chain this like-new apartment features a large open-plan kitchen/dining living room, en-suites off both bedrooms and a large wrap-around balcony.



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£339,950

Key Features

- Large balcony with additional storage
- Large open plan kitchen/dining and reception room
- Secure underground parking space
- Offered with no forward chain
- EPC Rating:B & Council Tax Band:E
- Own front door with private front garden
- En-suite bathrooms off both bedrooms and downstairs cloakroom
- Sought after luxury riverside development
- Stunnnning two bedroom duplex apartment with ground and first floor accommodation



Description

A spacious and beautifully presented duplex apartment occupying the ground and first floor with direct access. The accommodation comprises two double bedrooms, each with a modern en suite and an adjoining balcony. The master bedroom benefits from floor-to-ceiling fitted wardrobes and sliding doors to the balcony. The balcony is of good size with plenty of space for bistro seating, a large external storage cupboard and views on both sides towards the river. Downstairs there is a large open-plan kitchen/dining/reception room, a fantastic space ideal for entertaining. The luxury modern kitchen has ample worktop space with a breakfast bar and built-in appliances. A cloakroom completes the ground floor. The apartment has underfloor heating throughout. The property comes with an easily accessed underground parking space.

The duplex is within easy reach of the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond, offering plenty of opportunities for the water sports enthusiast. Lymington High Street is moments

away with a wide range of shops, boutiques, supermarkets, and restaurants. Lymington Town train station is approximately a 5-minute walk and has a rail link to the mainline station at Brockenhurst, connecting to London Waterloo (under two hours away). The New Forest is just across the bridge making this property ideal for all outdoor activities.

We understand from the seller that the latest service charges and ground rent are as follows;

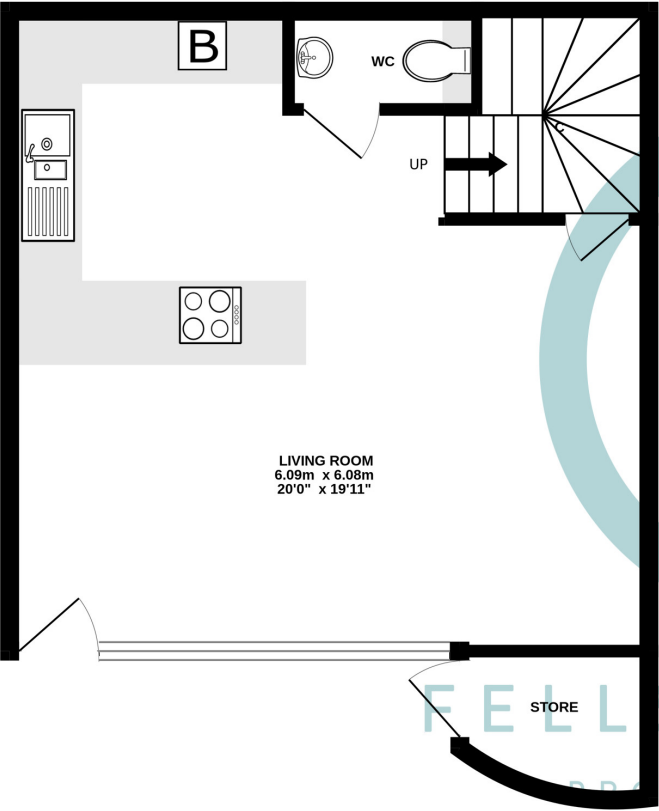
Service Charge: £2,123.13 per annum (paid in two equal instalments of £1,061.57) for the period 1st April 2025 to 31st March 2026, due 1st April and 1 October.

Ground Rent: £277.50 per annum (1st January 2025 to 31st December 2025) paid in advance in two equal instalments of £138.75 on 1 April and 1 October each year.

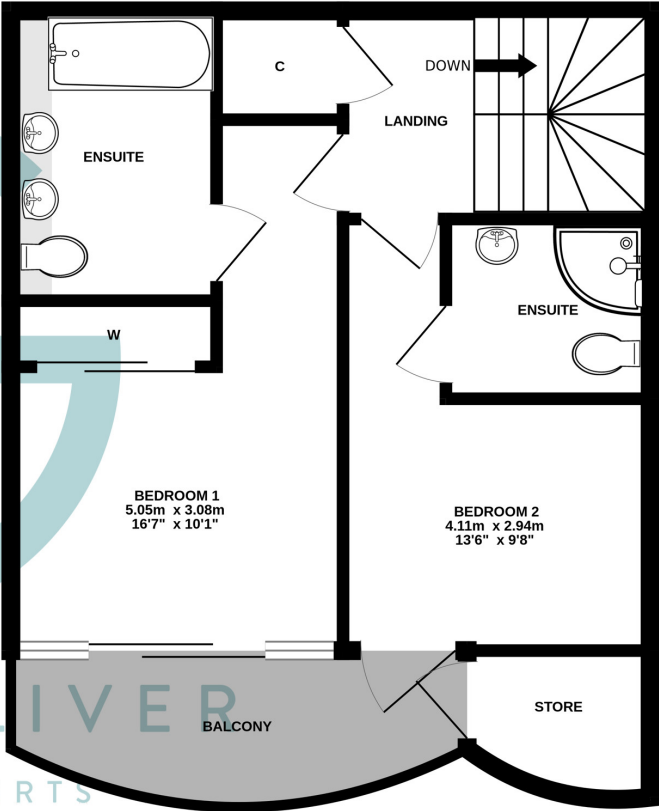
Lease: 125 years from 2015.

Floor Plan

GROUND FLOOR
39.3 sq.m. (424 sq.ft.) approx.



1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 78.8 sq.m. (849 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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