



Flat 5, 76 High Street *Lymington, SO41 9AL*



SPENCERS





A very spacious and well proportioned one bedroom, purpose built first floor apartment located in an art -deco building occupying a prime position on Lymington High Street, close to superb sailing facilities with some far reaching views to the Isle of Wight.

The Property

Stairs rise from the courtyard parking area to the first floor covered porchway and door to apartment 5. The property sits on the first floor of the building and as a result offers light and bright accommodation ideally located above the High Street. The hallway opens in to the spacious south facing lounge with beautiful views across the rooftops to the Western Solent and the Isle of Wight. The room has a wonderful Art Deco bow window which allows the natural light to flood the room and provide a perfect vantage point to watch the comings and goings in the High Street below. The lounge has a large opening to the kitchen that provides a wonderful vista from the kitchen and between the two rooms. The kitchen is newly fitted and has a range of fitted units and worktops with an integral oven and gas hob, fridge/freezer and washer/dryer.

£240,000



FLOOR PLAN

First Floor

Approx. 51.0 sq. metres (548.5 sq. feet)

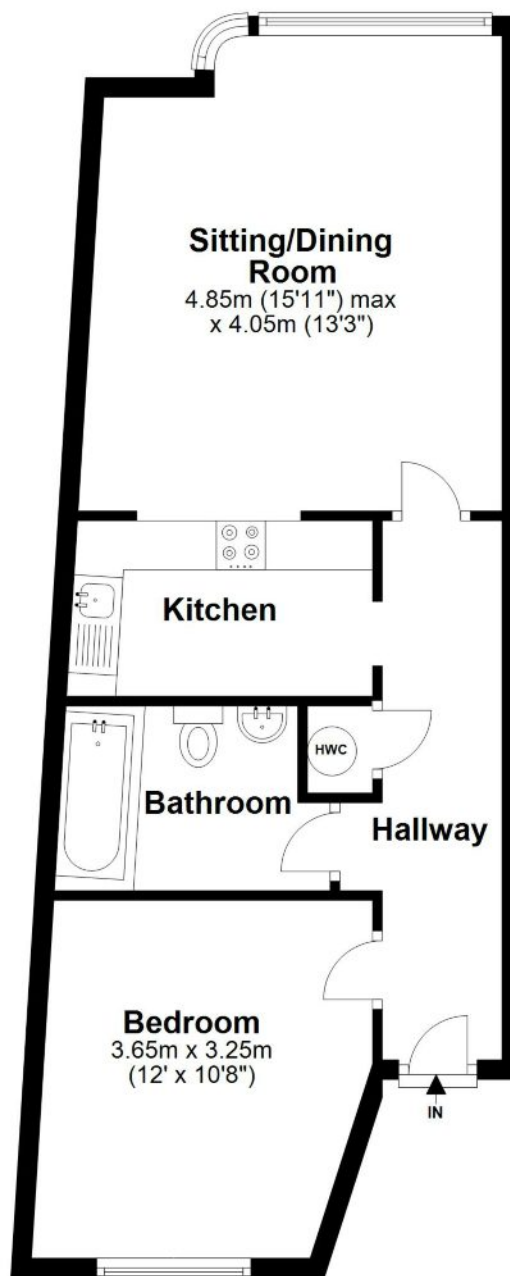


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



The property has allocated parking for one vehicle and is offered with no forward chain.

The Property continued . . .

The hallway with hand built bespoke cupboard units continues to the back of the apartment to the spacious principal bedroom with window to the rear. The lovely contemporary bathroom suite with shower over the bath completes the accommodation.



Grounds & Gardens

There is a private parking space in a courtyard to the rear of the property.

Directions

The property lies in the Art Deco building above 'Mountain Warehouse' on the High Street. From the Lymington office walk 50 yards to the left and walk through Rashley Mews. At the end of the mews turn left and immediately left again in to the parking area to the rear of the apartment building. Stairs rise to the second floor and access to flat 5.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Situation

The apartment sits in the heart of the beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour. Within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. 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. 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 approximately 90 minutes.



Additional Information

Tenure: Leasehold

Lease Term: 198 years from 24th June 1988

Lease Term Remaining: 160 years

Ground Rent: £150 per annum

Service Charge: The service charge amount changes annually. The management company is owned by the flat owners, each year the owners decide upon which maintenance to carry out etc. Last year the cost was £758.00.

Council Tax Band: C

Energy Performance Rating: D Current: 68 Potential: 73

Property Construction: Standard construction

Conservation Area: Lymington

Flood Risk: Very low

Services: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: FTTC

Parking: 1x allocated parking space

Agents Note: Within the past 4-5 years, the current vendors have put in a new bathroom, new kitchen, including all new integrated appliances, new boiler and new carpet and flooring.

The property has been a successful rental property, currently achieving £975pcm.

Important Information

Spencers 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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