



14 Pyrford Gardens

Belmore Lane, Lymington, SO41 3NR

SPENCERS
COASTAL



An excellent one-bedroom warden assisted bungalow for the over 55's featuring a bright conservatory that offers direct access onto the communal garden. Within the lease there is a designated parking space and shed in the covered parking area. This property is located in a highly desirable development just south of Lymington High Street. It is conveniently situated within a short walking distance to Woodside Park, the marina, and the High Street.

The Property

The covered entrance porch and front door open into the hallway. To the left, a door leads to a spacious shower room featuring a double walk-in shower, a low-level WC, and a wash hand basin with a vanity unit. Continuing through, another door opens into the double bedroom, which offers plenty of built-in wardrobes and views of the garden. The generous sitting room includes a fireplace with an electric fire and a stone effect surround. From the sitting room there is a conservatory, which has doors opening to the terrace and communal gardens. Adjacent to the sitting room is the kitchen, which is equipped with a modern range of floor and wall cabinets, an electric oven, a four-ring electric hob with an extractor above, a dishwasher, a washing machine, and fridge freezer.

The Situation

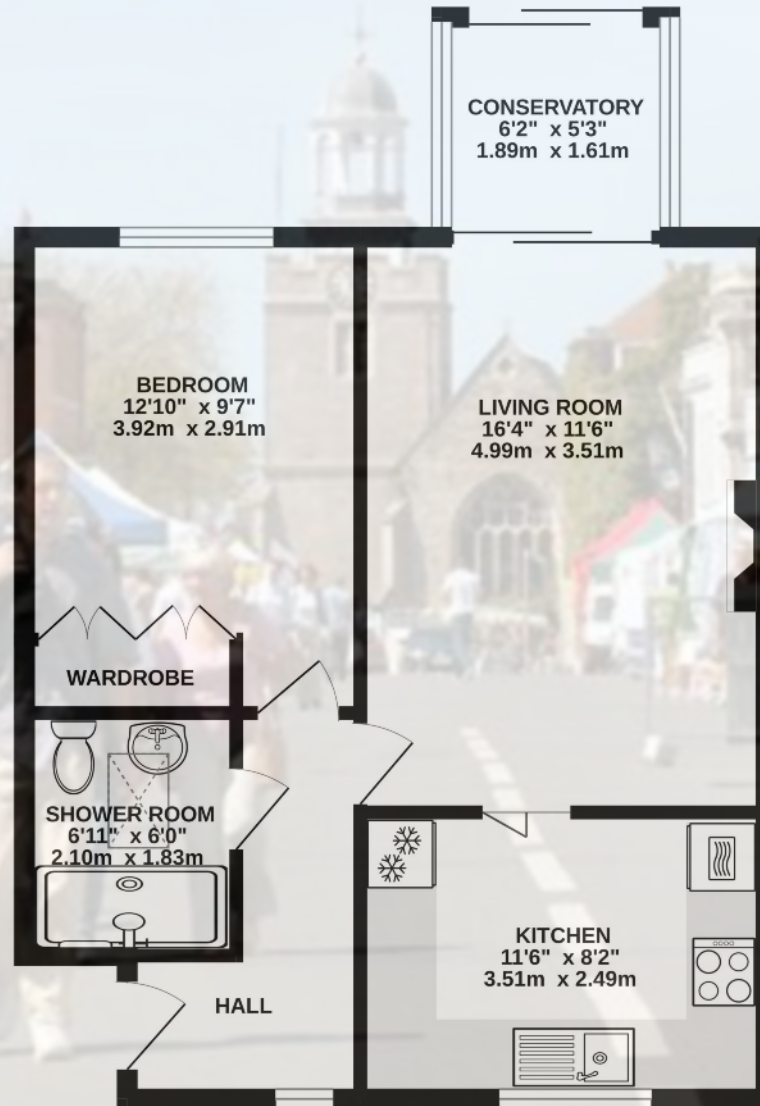
The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world-renowned sailing resort, 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.

£249,000



FLOOR PLAN

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.





Grounds & Gardens

The property boasts attractive shared gardens at both the front and rear. In the rear garden, there is a garden shed. Additionally, residents can enjoy a communal lounge area and a laundry room. A guest suite is also available for visitors along with visitor parking. There is a storage shed to the rear of the lease designated covered car space.

Directions

From our office continue up the High Street and just before entering the one way system turn left into Belmore Lane. Drive down Belmore Lane and just before reaching the roundabout take a left and turn into Pyrford Gardens.

Services

Tenure: Leasehold

Council Tax - C

Energy Performance Rating: C Current: 69 Potential: 91

Lease Term: From 29 September 1989 to and including 19 December 2178, 154 years remaining

Annual Service Charge: £3,120.00

Annual Ground Rent: £75.00

Annual Ground Rent Increase (%): TBC

Frequency of any Increase (the review date): TBC

Property Construction: Brick elevations with a slate roof

Heating: Electric

Utility Supplies: Mains electricity, water and drainage

Broadband: No connection. Superfast broadband with speeds of up to 52mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: No

Restrictive Covenants: Minimum age 55 years

Parking: Lease designated covered parking space (no 8) including storage shed. Communal visitor parking.

Important Information

Spencers of Lymington 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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk