



**26 Andrews Lodge** *Tylers Close, Lymington, SO41 9AX*

**SPENCERS**  
COASTAL



## The Property

A beautifully presented, recently redecorated, one bedroom second floor retirement apartment for the over 60s with onsite house manager, parking, communal lounge, guest suite and communal gardens. The private apartment is situated close to the amenities provided by Lymington High Street and within short walk of Waitrose, the town quay and train station.

Double doors opening to the communal main entrance with lift and stairs to the second floor. Private entrance door opens in to the hall with spacious airing cupboard and doors to all accommodation with the addition of new modern electric heating. The whole apartment has been professionally redecorated with the living room overlooking the pretty communal gardens, ample space for sofas and dining room table and a feature fireplace with electric fire, and door through to the well fitted kitchen with range of cupboards and work surfaces including an integrated fridge and separate freezer, fitted oven with hob and extractor hood over. The double bedroom has a window overlooking the garden and built-in wardrobe with sliding mirror doors. The fully tiled bathroom comprises a double walk in shower, wash hand basin and wc with the addition of newly laid flooring. In addition to the private apartment there is a guest apartment that can be rented for family visits, a communal lounge and a communal laundry room.

## Grounds & Gardens

The apartment has stunning and well maintained communal landscaped gardens with seating areas. There is a communal parking area and a residents' private car park situated to the side just past the main entrance.

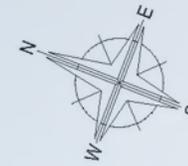
## Directions

From our office in the High Street, head toward the top of the High Street and on to the one way system and in to Southampton Road. Continue straight ahead through the traffic lights. Andrews Lodge and Tylers Close can be seen after approximately 250 metres on the right hand side. Turn right into Tylers Close and park on the left hand side.

**£110,000**



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 50sq.m. or 538sq.ft.

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



## The Situation

The property is situated in the beautiful Georgian market town of Lymington, within walking distance of the High Street having excellent shopping, restaurant and transport facilities. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturdays a market is held in the High Street. 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 which provides a half hourly service to London Waterloo with a journey time of 90 minutes.

## Services

Energy Performance Rating: B Current: 83 Potential: 85  
Council Tax Band : C

The flat was built and is managed by Churchill Retirement Plc. Mains water, electricity and drainage are connected and there are independent hot water and heating systems to each flat.

Tenure: Leasehold for a term of 125 years from 2004. 103 years remaining.

Service Charge: Approximately £3138.00 per annum, the service charge includes waters rates , the use of the laundry facilities, grounds, communal maintenance and window cleaning.

Ground Rent: Approximately £867.00 per annum, the ground rent review period is 7 years, with the next review due 2032.

Utilities: Mains electricity, water and drainage. There is no gas supply.

Heating: Electric

Broadband: Cable broadband. Superfast broadband with download speeds of up to 80mbps available at this property (ofcom).

Parking: Communal car park, 11 spaces, first come first served.

## 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](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)