



## MADRISA COURT • FLAT 6 NEW STREET • LYMINGTON • SO41 9BQ

£275,000

Located just a few minutes level walk to Lymington High Street, this well presented three bedroom first floor flat has the benefit of a garage and is offered for sale with no forward chain. The property would make an ideal bolt hole or buy to let investment.



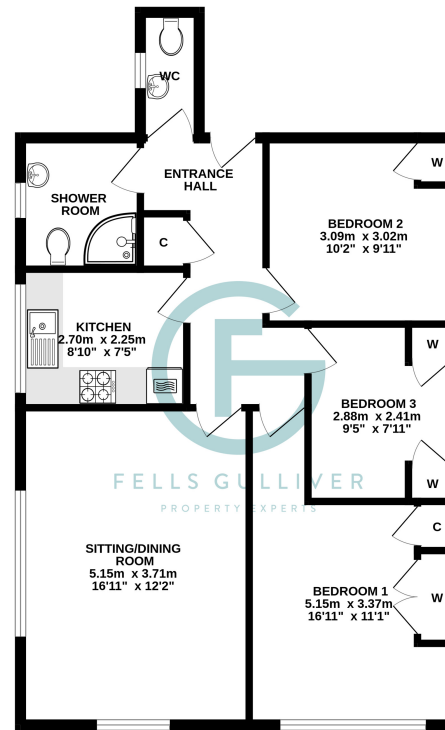
FELLS GULLIVER

PROPERTY EXPERTS

Est.1988



6 MADRISA COURT  
FIRST FLOOR  
69.4 sq.m. (747 sq.ft.) approx.



TOTAL FLOOR AREA: 69.4 sq.m. (747 sq.ft.) approx.  
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## Property Specification

First floor apartment with lift in block

Three bedrooms, all with built-in wardrobes

Kitchen

Dual aspect sitting/dining room

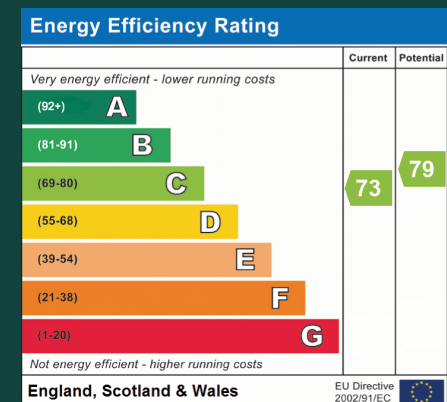
Family shower room

Cloakroom

Garage in block

Located just a few minutes walk from Lymington High Street

Would make an ideal first time buy, buy to let investment or bolt-hole  
Offered for sale with no forward chain



# Description

Located within just a few minutes level walk of Lymington High Street, this rarely available three bedroom first floor apartment offers well proportioned accommodation and benefits from a garage in a block and is offered for sale with no forward chain. The property offers scope for modernisation/updating and would make an ideal first time buy, bolt hole or buy to let investment.

Communal front door into Madrisa Court with entry phone system. Stairs and lift to the first floor. Front door into apartment. Entrance hall with storage cupboard. Cloakroom with WC, wash hand basin with mixer tap and obscure window to the side aspect. Shower room with corner shower cubicle with mixer shower, WC, wash hand basin with mixer taps, heated towel rail, tiled walls, obscure window to the side aspect. Kitchen with range of floor and wall mounted cupboard and drawer units. Inset single drainer stainless steel sink unit with mixer tap. Built in four ring gas hob with extractor hood over and eye level electric oven. Space and plumbing for washing machine, space for tall fridge freezer, tiled walls, window to the side aspect. Sitting/dining room with electric fireplace and windows to the front and side aspect. Master bedroom with built-in double wardrobe, further storage cupboard and window to the front aspect. Bedroom two with built-in single wardrobe and window to the side aspect. Bedroom three with two single wardrobes and window to the side aspect.

Outside this well-managed and maintained development are communal gardens with far-reaching views from an elevated position. Gated access leads to the single garage in a block to the rear of the development, with

communal parking also available at the front of the building.

The property is situated in an ideal location, off the High Street and is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and the picturesque harbour, has two large deep-water marinas and sailing clubs. Lymington has a number of 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.

Term: Leasehold

Lease: 999 years from 1975

Ground Rent: £30 per annum

Service Charge/maintenance: £1,000 per annum (£500 payable half yearly), to include communal gardening, communal lighting, communal cleaning, building maintenance, buildings insurance, lift maintenance and communal decoration as needed.







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