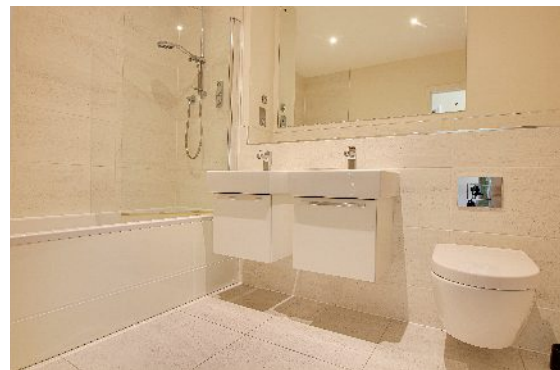
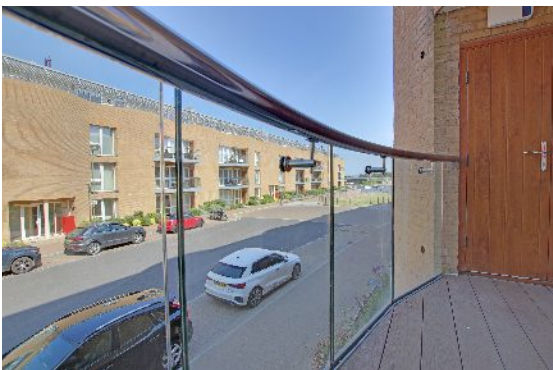




54 Almansa Way

Lymington, SO41 9PY

SPENCERS
COASTAL



The Property

Located in the immensely popular, newly built Lymington Shores development, is a two bedroom duplex apartment on the ground and first floor with private entrance, side river views from the balcony and secure underground parking.

Private front door opens in to the open plan contemporary lounge/kitchen. This ultra modern lay out provides light and bright, spacious accommodation with wood floors, under floor heating, floor to ceiling windows, ample space for sofas and dining room furniture. The kitchen has atmospheric lighting, oak work tops creating a family breakfast bar, fitted oven, hob, extractor and microwave, integral fridge & freezer and a large storage room with plumbing for washing machine.

The stairs rise to the first floor landing with the master bedroom having fitted mirrored wardrobes, sliding patio doors to the balcony and a door to the very spacious en-suite with full bath and shower over. The second bedroom is a small double, again with patio door to the balcony and an en-suite shower room. Over all the property offers modern, contemporary living in an exciting development with water front access and soon to be direct train station access providing a link to Brockenhurst and a fast train to London.

The Situation

Situated within level walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. 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. 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 (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

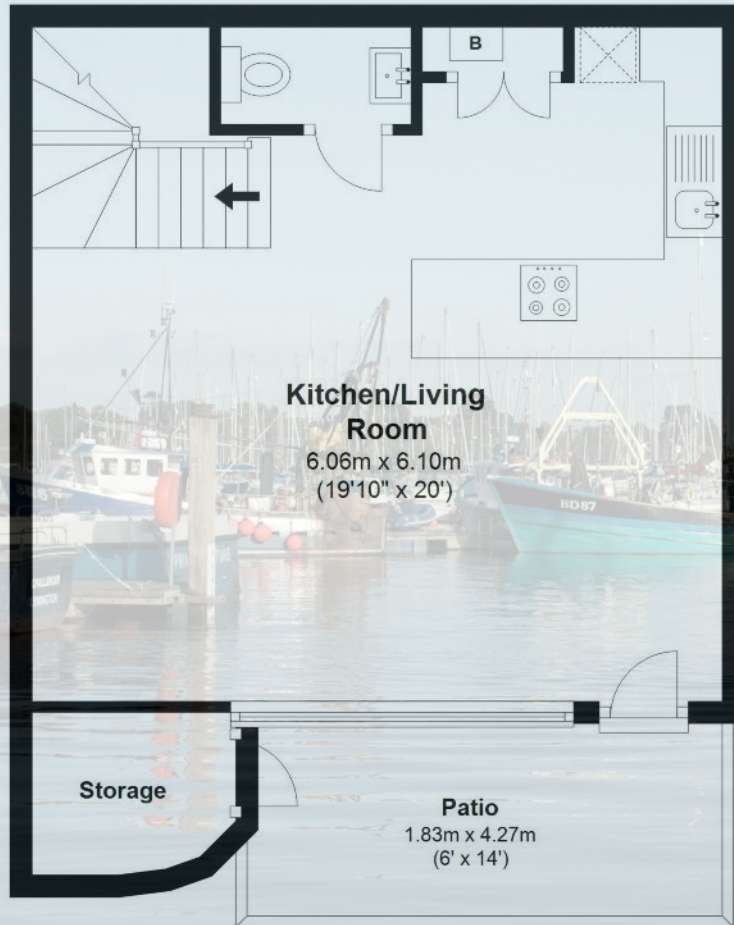
£425,000



FLOOR PLAN

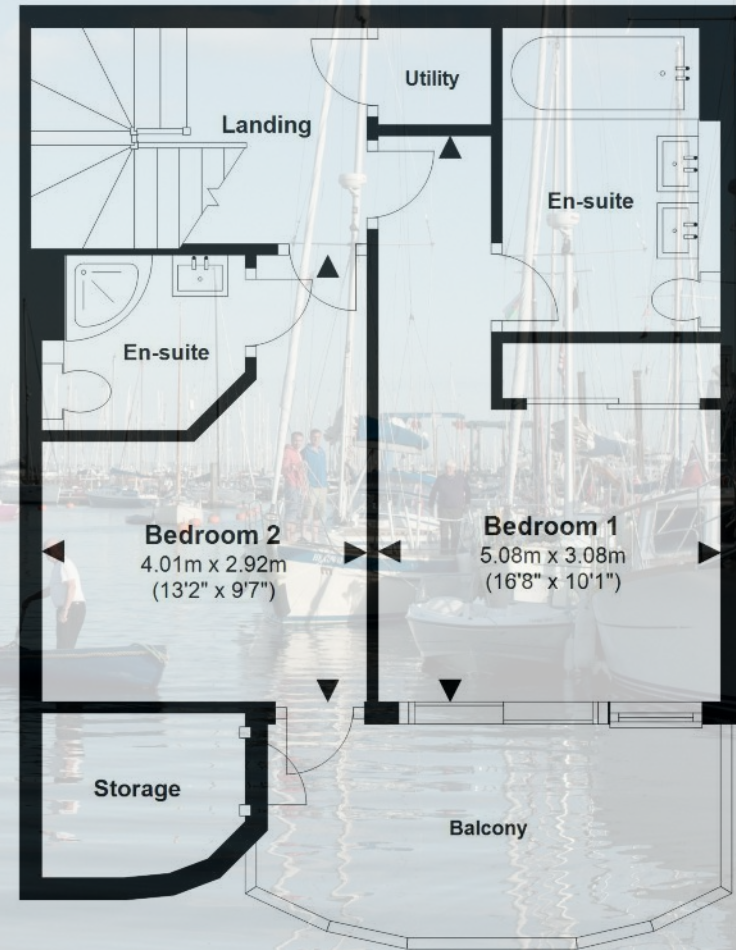
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.6 sq. feet)

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



Grounds & Gardens

Small frontage with well manicured plantings. The first floor provides a wide balcony with river views to one side, accessed from both bedrooms. There is visitor parking to the front of the building with the added benefit of allocated, secure, underground parking.

Services

Energy Efficiency Rating: B Current 82 Potential 82

Council Tax Band: E

All mains services are connected.

TENURE: Leasehold for a term of 125 years from 2016.

Ground rent: £255 per annum, Maintenance Charge: £1,332.16 per annum



Directions

From the office head towards the bottom of the High Street turning sharp left in to Gosport Street. At the round a bout take the second right towards Walhampton, upon crossing the railway track turn first right in to Almansa Way. The property can be found towards the end of the drive on the right hand side.

Important Information

Spencers of The New Forest 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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