



99 Almansa Way

Lymington, SO41 9PZ

SPENCERS
COASTAL





Occupying a prime riverside location in a unique position with views of Lymington River and the Isle of Wight, this popular modern development, this immaculately presented two bedroom apartment further benefits from two ensuite bathrooms, open plan living and private parking.

The Property

Completed in 2017, this superb apartment is situated in an exclusive enclave in the prestigious Redrow development and occupies a secure and secluded position accessible via a lift or stairwell to the second floor. The apartment has been finished to an extremely high specification and there is underfloor heating throughout the property together with a balanced ventilation system with heat recovery to provide a healthy interior climate and optimum comfort level.

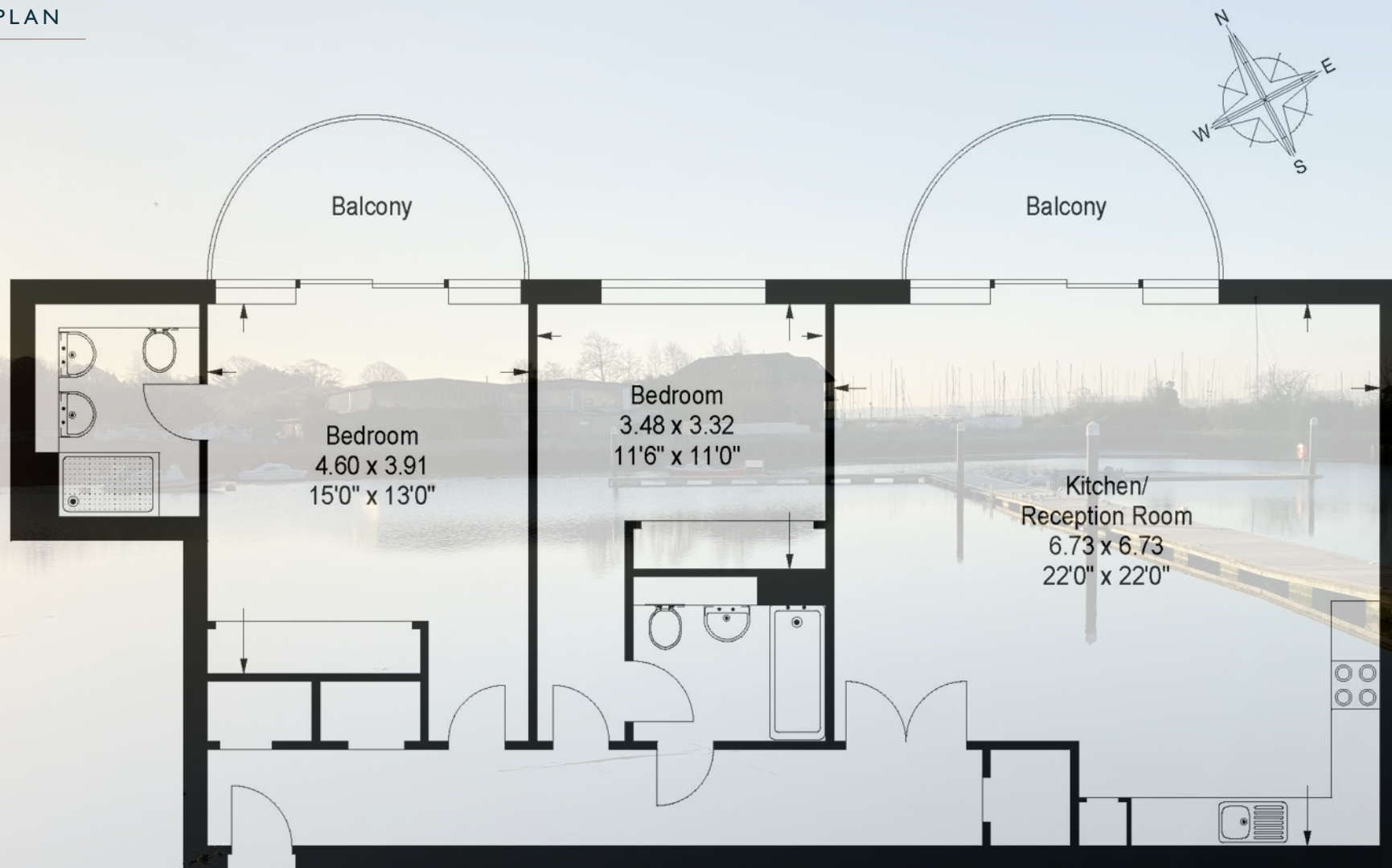
The front door opens to a wide entrance hall from which the accommodation flows through to double glazed doors into the contemporary spacious living room. This sizeable room allows for generous zoned areas the Kitchen with Siemens appliances, dining area and sitting area. Double doors lead out onto the decked private patio which offers views both across the river, and also across the solent towards the Isle of Wight.

The double bedroom has a wall of fitted wardrobes, ensuite shower room and door to another decked balcony affording a great place to sit and have a morning coffee. Bedroom two also a good size, having fitted wardrobes as well as views out towards the river. The bedroom benefits from the jack and jill main bathroom, meaning that it can be another en suite if required. There are three sizeable storage cupboards, one housing washing machine and utility area.

£515,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 104sq.m. or 1120sq.ft.

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**





The property is offered with no forward chain.

Outside

There are twin balconies accessed from both the lounge and master bedroom providing wonderful river view and Isle of Wight glimpses. There is visitor parking to the front of the building with the added benefit of secure, allocated, under ground parking.



The Situation

The apartment is located close to the waterfront looking over Lymington River and quiet luxury villas. The property is 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.



Directions

From our offices in Lymington, head down the High Street and at the bottom, follow the road as it turns sharply to the left. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way, and the communal door and lift to the apartment will be found towards the end of the complex on the right.

Services

Energy Performance Rating: B: Current 84 Potential 84

Council Tax Band: E

Mains water, drainage, & electricity. No gas

TENURE: Leasehold for a term of 125 years from 1st January 2012.

Maintenance Charge: £3350.44 pa, Ground Rent: £300 pa

Within NHBC 10-year warranty

Points of interest

Lymington Train Station	0.1 miles
Lymington Quay	0.2 miles
Walhampton (Private School)	0.5 miles
Royal Lymington Yacht Club	0.5 miles
Lymington Hospital	0.7 miles
Waitrose Lymington	0.7 miles
Priestlands Secondary School	1.0 miles
Lymington Recreation Centre	1.0 miles
Brockenhurst Golf Club	3.8 miles
Brockenhurst Tertiary College	4.3 miles
The Pig	4.4 miles

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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