



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# Bucklers Court

Flat 31 Anchorage Way • Lymington • SO41 8JN







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This well presented retirement apartment for the over 55's benefits from two double bedrooms, the master with a range of fitted wardrobes and an en-suite shower room. The property is located in this popular and convenient house-managed development, with a lovely aspect over the green at Highfield and is within a short walk of Lymington High Street and local amenities.



2



2



£175,000

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## Key Features

- Well equipped kitchen
- Master bedroom with range of built-in wardrobes and en-suite shower room
- Bathroom
- Communal lounge/kitchen and laundry for residents to use and guest suite available for visitors
- Located just off the top of Lymington High Street, within a short walk of Waitrose and M&S Foodhall
- Sitting/dining room
- Second double bedroom
- Lodge Manager
- Well presented second floor retirement apartment for the over 55's
- EPC Rating: C

*Est.1988*





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# Description

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Located within this popular retirement development, this two double second floor bedroom apartment for the over 55's offers spacious and well presented accommodation and benefits from views over the green at Highfield and is just a short walk to the High Street, Waitrose and M&S Foodhall.

Communal front door with entry phone system leading into the communal entrance hallway. There is a large communal lounge/kitchen for all residents to use, a guest suite available for visitors to stay and a communal laundry room for residents to use. Stairs and lifts to all floors.

Second floor landing with front door leading into the apartment. Entrance hall with intercom to communal front door, airing cupboard housing the hot water cylinder and shelving for linen storage.

Sitting/dining room with windows to the front and side aspect with pleasant views over the green at Highfield. Television point, glazed double doors leading through to the kitchen which has a range of floor and wall mounted cupboard and drawer units, single bowl and drainer sink unit with mixer tap over and tiled splashbacks, integrated four ring electric hob with extractor hood over, integrated eye level electric oven, under counter fridge and freezer included.

Master bedroom with two sets of built-in wardrobes, telephone point and window to the front aspect. Door leading through to the en-suite shower room which comprises of a shower cubicle with electric shower, wash hand basin, WC, towel rail, extractor fan and fully tiled walls. The second double bedroom has a window to the front aspect.

Modern bathroom suite comprising a panelled bath unit with shower attachment over, inset wash hand basin with mixer tap and vanity storage

cupboards below, WC, towel rail, extractor fan, fully tiled walls.

Term: Leasehold

Term: 125 years from 1993 – 93 years remaining

Management Charge - For 2024/25 £4,200 per annum (£2,100 paid half yearly) to include – Care line system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, window cleaning, garden maintenance, lift maintenance, Lodge Manager, contribution to Contingency Fund, as well as reduced fees for guest suite.

Ground Rent - £580.02 per annum (£290.01 paid half yearly)

Parking: 2 permits are given to each property for visitors

Bucklers Court requires residents to be a minimum of 55 years old.

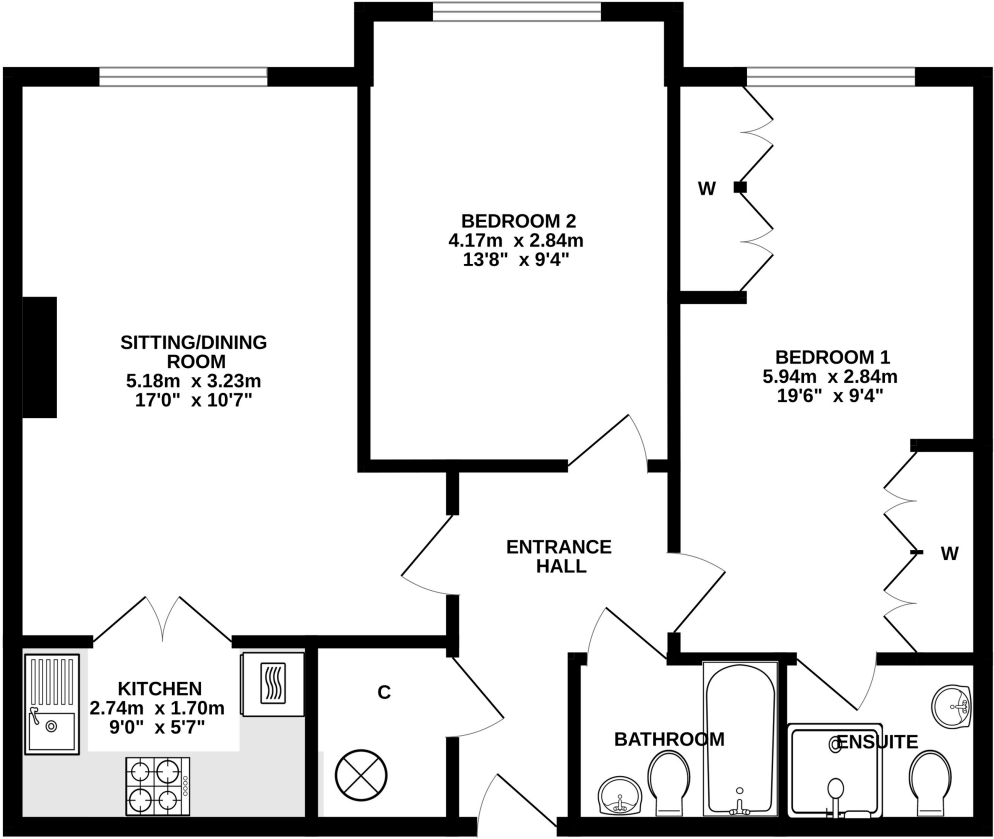
Council Tax Band: D

The property is conveniently positioned at the top of Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded 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.



# Floor Plan

SECOND FLOOR  
61.7 sq.m. (664 sq.ft.) approx.



31 BUCKLERS COURT  
TOTAL FLOOR AREA : 61.7 sq.m. (664 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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[www.fellsgulliver.com](http://www.fellsgulliver.com)

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