Hillcroft Close

Lymington, SO41 9BA

SPENCERS
NEW FOREST

48 Dorchester House Hillcroft Close

Lymington, SO41 9BA

£315,000

A spacious and exceptionally well presented two double bedroom ground floor apartment with garage and direct access to a small patio and communal garden. The apartment is extremely convenient to Lymington being approx 200 meters from the high street. In all, a beautifully presented, conveniently located property close to the town centre that would suit either an owner/occupier or rental investor or alternatively would make a secure proposition for a weekend/holiday flat. EPR: C

Situation

The Georgian market town of Lymington has a wide range of shops and boutiques including three supermarkets, as well as having the benefit of excellent sailing facilities including two large marinas on the Lymington River. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line rail link to the New Forest village of Brockenhurst (approximately 15 minutes), which is some 5 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo approximately 90 minutes). Junction 1 of the M27 lies about 12 miles to the north, and links with the M3 for access to London.

The Property

The communal entrance has a security entry phone and gives access to the hallway leading to the ground floor apartment.

The front door opens in to the hallway with a storage cupboard for coats and boots and an airing cupboard comprising a pressurised hot water tank. A door leads to the double aspect living room with twin double doors, one opens on to an enclosed patio facing west and the other double door to the main patio overlooking the lovely communal garden. This provides a perfect position for alfresco dining or a relaxing after work drink. There is a feature electric fireplace with modern wood surround and ample space for a dining table. Off the living room is a well-appointed kitchen which is comprehensively fitted with ample storage cupboards and worktops, fitted gas hob, an electric oven with extractor over, fridge freezer and dishwasher. The Worcester gas fired boiler is also situated in the kitchen which provides domestic hot water and heating.

The master bedroom is a good-size room with garden views and an en-suite bathroom comprising a bath, wash hand basin and wc. Bedroom two is again a double with a window overlooking the garden. Completing the accommodation is the second shower room which comprises a shower cubicle, wc, storage unit and towel rail.

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Outside

The property benefits from a single garage in a block adjacent to the apartment. In addition there is ample visitor parking. The communal gardens are well tended and maintained with the apartment having the benefit of access to the patio and gardens direct from the living room.

Directions

From our office in the High Street proceed down the High Street and take the first left into New Street just after Boots pharmacy. Proceed along this road for approximately 0.2 miles and turn right into Hillcroft Close. Dorchester House is located on the right hand side.

Services

Energy Efficiency Rating: Current 77 Potential 79
Council Tax Band: D
All mains services are connected.
TENURE: Leasehold for a term of 155 years from 2003. Ground Rent: £250 per annum. Maintenance Charge: Approximately £1,200 per annum.

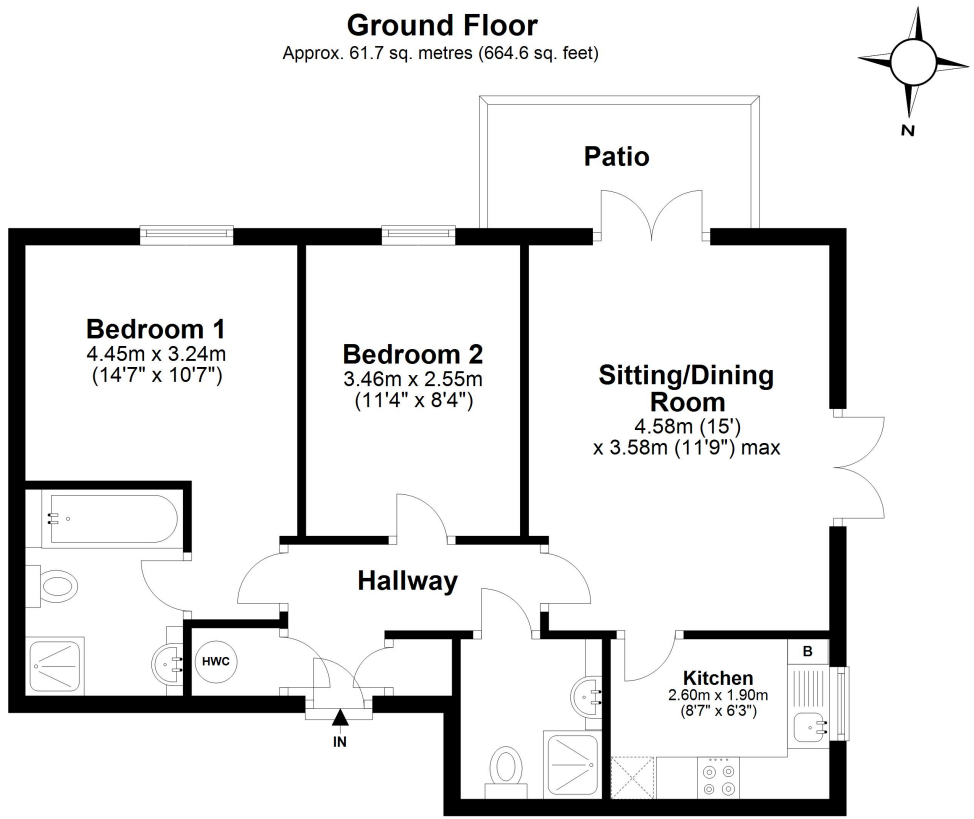

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest
Plan produced using PlanUp.

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 or efficient working order or fit for their 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 fitments, 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 for you.

For more information please contact us:
74, High Street, Lymington, SO41 9AL
E: lymington@spencersnewforest.com T: 01590 674222
http://www.spencersnewforest.com

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