



**The Penthouse**

*5 Westgate, St Thomas Park, Lymington, SO41 9NJ*

**SPENCERS**  
COASTAL





*A two bedroom Penthouse apartment constructed in 2007 with a spacious lounge, balcony, fitted kitchen, bathroom and private allocated parking. The apartment is located a hundred yards from Waitrose and the top of the High Street.*

## The Property

Communal front door with intercom and stairs rising to the second floor. Private entrance to hallway with all doors off. The main living room is both light and spacious with a vaulted ceiling and double doors to the West facing balcony with new composite decking. The separate fitted kitchen is fitted with a range of units, integral oven, plumbing for washing machine and space for fridge freezer and dishwasher. The master bedroom is light and airy with south and west facing windows and a fitted double wardrobe. Bedroom two has a southerly aspect . The family bathroom has a contemporary white suite and completes the accommodation. Overall the apartment is a spacious, light property located a few hundred yards from the top of the High Street, ideal as a rental investment or second home with private allocated parking and low outgoings.

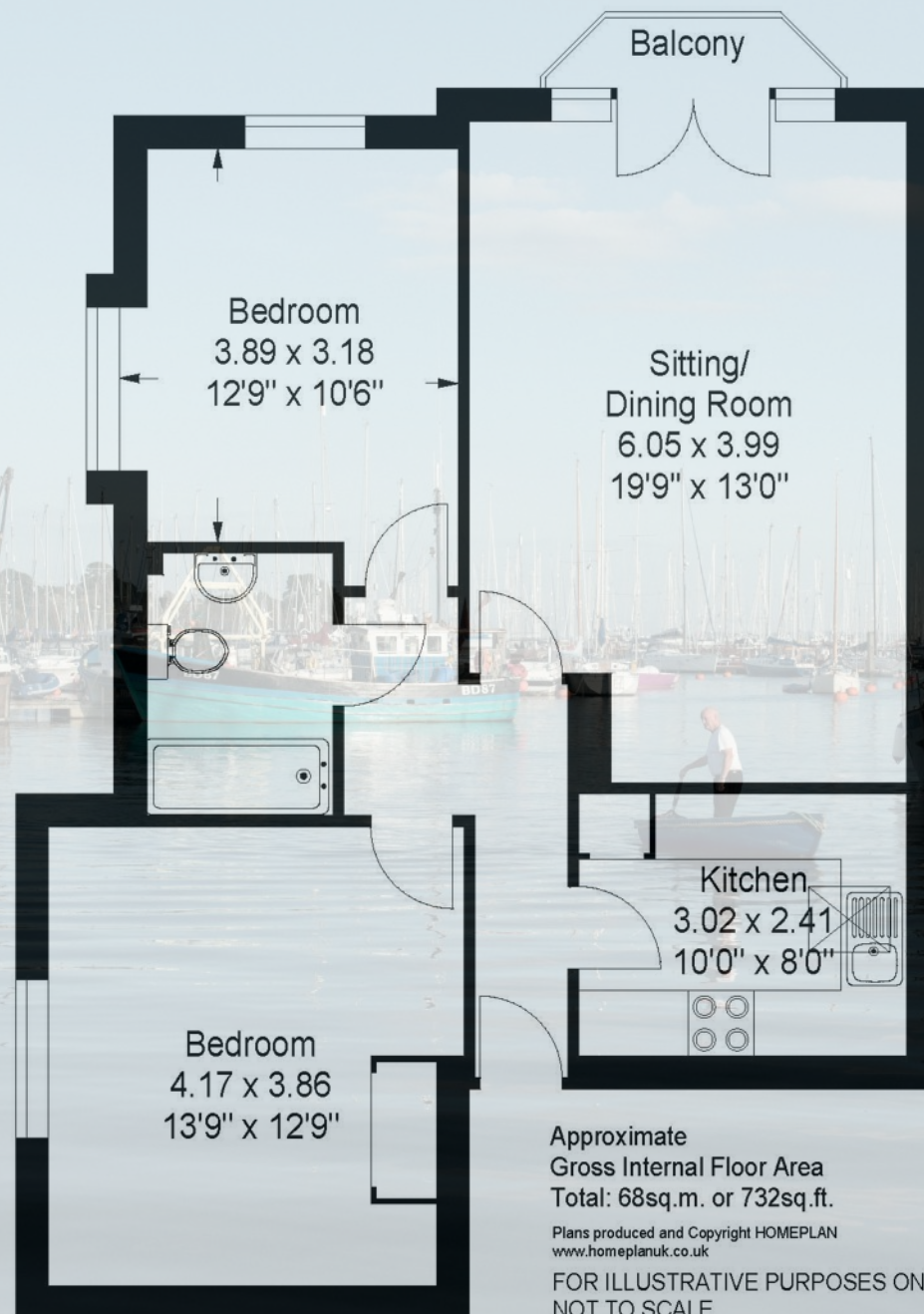
## Grounds & Gardens

The apartment has the benefit of an allocated car parking space. There is also a communal refuse and cycle store. To the front of the property is a communal lawned area and a further communal lawn to the rear.

**£395,000**



## FLOOR PLAN







## The Situation

Positioned at the top of the High Street with all the amenities of the Georgian market town, including doctor's surgery and chemist, library, church and community centre close by. The beautiful town of Lymington, with its cosmopolitan shopping and picturesque harbour, has two large deep water marinas and yachting and sailing clubs, for which the town has gained its status as a world renowned sailing resort. There is also an open-air seawater bath, built in 1833 within walking distance. Lymington also has a number of renowned restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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.

## Services

Energy Performance Rating: C      Current: 75 Potential: 76      Council Tax Band: D

Half Yearly Service Charge: £750.00 Bi Annual Ground Rent: £75.00

Lease: 125 years from 2007 (109 years remaining)

All mains services connected

## Directions

From our office in the High Street drive towards the one way system. Turn right at the one way system as if heading to Waitrose. Filter left and take the first right in to St Thomas Street immediately after the first set of traffic lights. Westgate is located on the corner of Southampton Road and St Thomas Street on the left hand side. Allocated parking clearly marked.

## 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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