



10 Holm Oaks

*Pennington, Lymington, SO41 8QH*

SPENCERS  
COASTAL





*A contemporary two bedroom first floor apartment situated in a quiet development just on the outskirts of Lymington.*

### The Property

An attractive covered staircase leads up to the property where a front door opens into the sitting/dining room. This room is a good size with a west facing window out to the front bathing the room in light. The separate kitchen, accessed via an archway, has base and wall mounted units integral appliances, include a four ring gas hob, Neff oven, sink and space and plumbing for a washing machine, dishwasher and fridge/freezer. The kitchen also houses the combi boiler. An inner hallway has a linen cupboard and leads to the two double bedrooms and family bathroom. The principal bedroom is a spacious room with the luxury of a built in double wardrobe and a view out to the rear. The second bedroom is also a double and also benefits from ample built in storage. The family bathroom comprises a bath with shower over, low level wc and wash hand basin.

**£260,000**





FLOOR PLAN

**Internal Floor Area**  
Approx. 54.8 sq. metres (589.5 sq. feet)

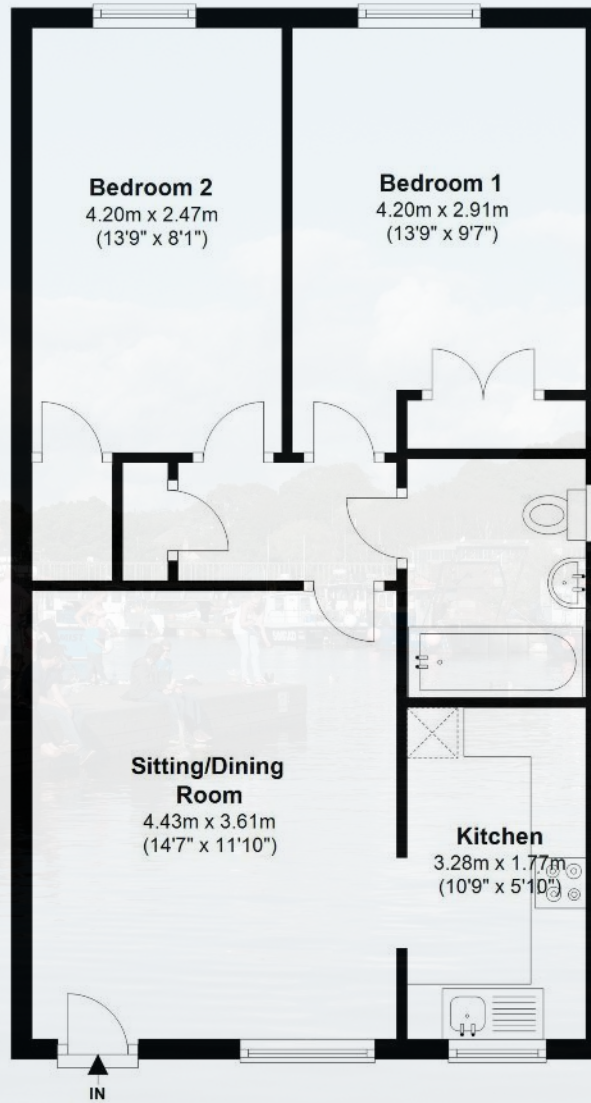


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



## Grounds & Gardens

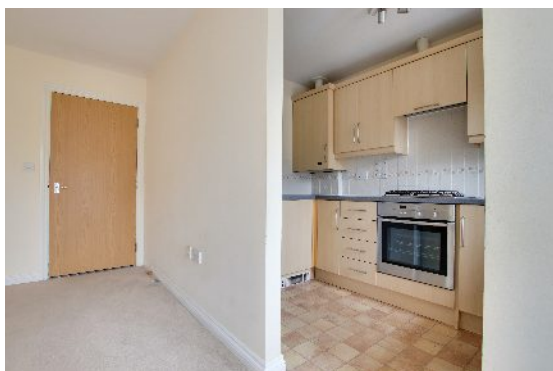
The property has a numbered and allocated parking space and has a turning area. The development is well maintained, has bicycle storage and bin store facilities. There are also beautifully maintained communal gardens with hedged borders, offering seclusion and privacy.

## The Situation

The property is located in the heart of the village where there is a general store with Post Office and is complimented by a selection of other shops, pubs and an extensive leisure centre while schools for all age groups are all within walking distance. Approximately 1 mile west is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.

## Directions

From our office in Lymington turn right and proceed up the High Street to the one way system. Upon entering the one way system keep left and proceed to the roundabout. Go straight on at the roundabout and South Street is the second turning on the right, follow the road and take the third turning on the left into Holm Oaks where the property can be found on the right-hand side.



*The flat is well presented with two double bedrooms, good sized bathroom, open plan sitting/dining room, separate kitchen and allocated parking.*

## Services

Tenure: Leasehold

Council Tax: B

Energy Performance Rating: C    Current: 77    Potential: 78

Lease Term: 125 years from 1<sup>st</sup> April 2007 ending 1<sup>st</sup> April 2132, 107 years remaining

Annual Service Charge: Approximately £605.00 per annum

Annual Ground Rent: Approximately £175.00 per annum

Annual Ground Rent Increase (%): 0

Frequency of any Increase (the review date): Never

Property Construction: Brick elevations with slate roof

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water & drainage

Broadband: Ultrafast broadband with speeds of up to 1000mbps is available at this property

Conservation Area: No

Parking: One allocated parking space

Pets: No pets allowed without written permission of the managing agent

Holiday Lets allowed: No

Assured Shorthold Tenancies allowed (AST): Yes

## Important Information

Spencers of Lymington 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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