



Flat 10 Brookley Lodge

*Grigg Lane, Brockenhurst, SO42 7PG*



SPENCERS









# FLAT 10 BROOKLEY LODGE

GRIGG LANE • BROCKENHURST

*A generously sized three bedroom first floor apartment with lift access, allocated parking space and pleasant communal gardens in the heart of Brockenhurst.*

£395,000



3



1



2





## The Property

A lift or stairs lead from the ground floor to a first floor landing where a private entrance leads into the apartment and hallway with an intercom system and two storage cupboards.

At the far end of the hallway, there is a spacious open plan living room with dual aspect windows affording a great deal of light, electric fire with attractive stone surround fireplace and storage cupboard.

A door from here leads into a well fitted kitchen with integral oven, grill and microwave, gas hob with extractor hood over, tiled splash backs and a range of floor and wall units with integral dishwasher, washing machine and space for a fridge freezer.

Bedroom One has extensive built-in storage with two windows to the side of the property and fully tiled en-suite comprising corner shower cubicle, w/c, vanity sink unit and heated towel rail. Bedroom Two is a good sized double room with two windows.

Bedroom Three is currently set up as an office and has built-in wardrobes and opaque window to the side elevation.

## Grounds & Gardens

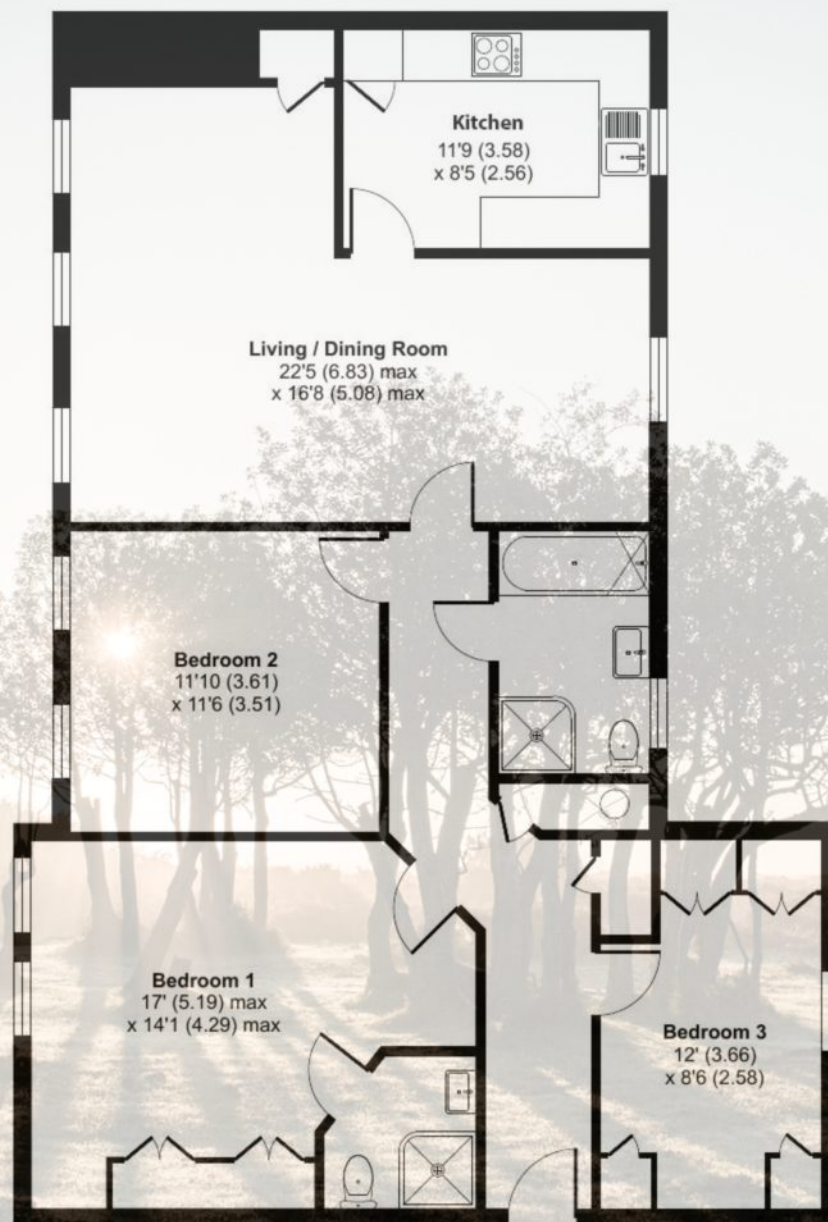
There is one allocated parking space to the side of the property, alongside a bike storage shed. There is a charming communal lawned garden with seating, benefitting from immaculately maintained borders well-stocked with attractive shrubs, trees and plants.





Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1315384



## Services

Tenure: Leasehold

Lease Term: 125 years from 1<sup>st</sup> January 2006

Lease Term Remaining: 106 years

Annual Service Charge: £1,614.88 per annum

Annual Ground Rent: £325.00 per annum

Council Tax Band: D

Energy Performance Rating: C Current: 76 Potential: 78

Property construction: Standard construction

Services: Mains gas, electric, water and drainage.

Gas Central Heating.

Conservation Area: Brockenhurst

Flood Risk: Very Low

Broadband: ADSL Copper-based phone landline

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

Mobile Coverage: No known issues, buyers to check with their provider for further clarity.

Pets by prior agreement.

No short term lets.

## Important Notice

Spencers Property 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 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.





## Directions

From our office on Brockenhurst high street, proceed left for 200 metres, turn left and you will find the entrance to Brookley Lodge. There are two entrance doors, for Flat 10 it is the door to the right of the building.

## The Local Area

Brockenhurst is the largest village in the New Forest, boasting a thriving and lively community with all the necessary essentials of a proper working village, including a butcher, bakery, greengrocer, cafes and tea houses, plus services such as a doctor, dentist and post office. In addition, the village boasts an 18 hole championship golf course, a luxurious spa and a number of highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.

## Situation

The property is situated in the centre of the village of Brockenhurst with the benefit of excellent local shopping facilities (including two small supermarkets, greengrocer, butcher, bakers and chemist etc) and direct rail services to London (Waterloo 90 minutes), Southampton Airport, Poole (for Channel Islands) and Weymouth. The Georgian market town of Lymington with its river, marinas and yacht clubs, lies about 5 miles south. The M27 motorway (Junction 1 at Cadnam) is approximately 7 miles north.





For more information or to arrange a viewing please contact us:

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