



4 Solent View Court *Milford Road, Lymington, SO41 8DW*

SPENCERS
COASTAL



A very spacious, light and airy, two double bedroom first floor apartment situated close to the shops and amenities of both Pennington and Lymington. Recent new kitchen, bathroom, windows and decor with the further benefit of off road parking and a single garage.

The Property

The apartment is accessed via steps found on the left-hand side at the rear of the property. The stairs lead to the entrance on the first floor. The front door opens in to a hallway with a useful coats cupboard. The hall leads to an impressive and very spacious lounge providing excellent light with large modern double glazed windows, a large dining area with tiled floors, a feature ornamental fireplace, good ceiling height and a new fitted kitchen with a rear aspect. The kitchen has a range of fitted worktops and cupboard units with contemporary tiled walls, plumbing for washing machine and dish washer, an integrated double oven with separate 4 ring gas hob, wooden shelving and ample storage. The master bedroom is a large double room with a rear aspect and fitted wardrobes, bedroom two is a smaller double with a front aspect and space for a desk. The newly fitted white bathroom suite with shower over the bath, towel rail and part tiled walls completes the modern, spacious and extremely well presented apartment.

The Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco's Express, as well as an excellent leisure centre with swimming pool and gym. Schools for all age groups are also within walking distance from the property. Approximately 1 mile west is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water 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.

Grounds & Gardens

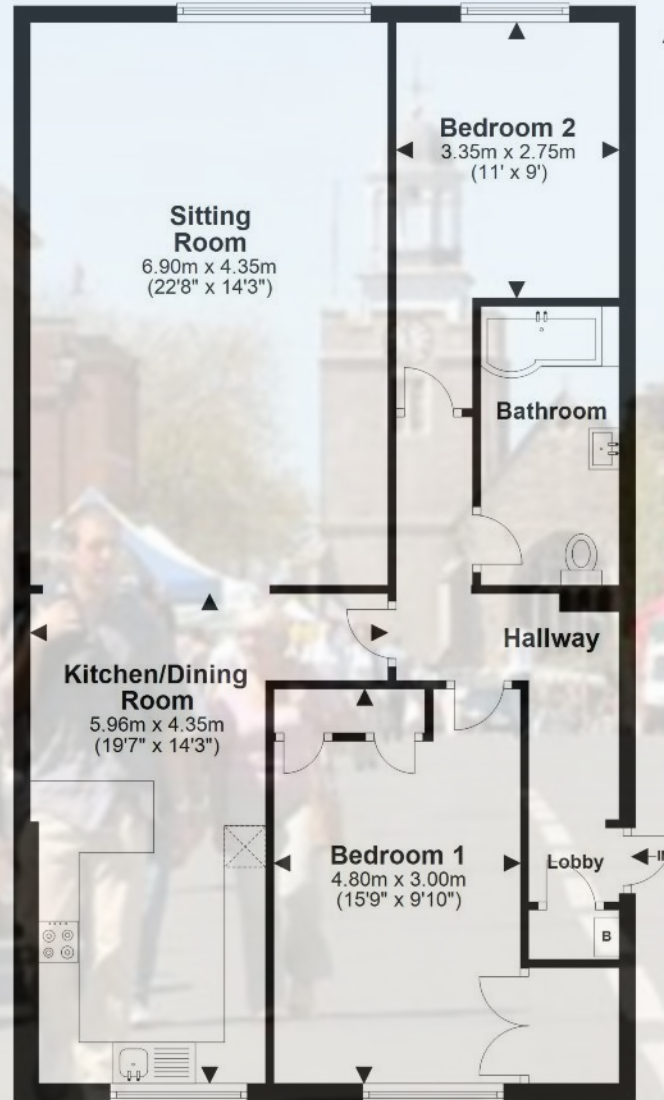
There is a single garage with up and over door plus various additional spaces located behind the apartment building.

£249,950



FLOOR PLAN

Ground Floor



Approx Gross Internal Area
93.0 sqm / 1001.5 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Directions

From our office in Lymington turn right and proceed up to the top of the High Street to the one-way system. Upon entering the one way system keep left and proceed to the roundabout, take the second exit passing the Waitrose garage and then after 250 metres immediately after passing the parade of shops take the right just before New Forest Car Wash, follow the round to the right and you will find parking to the rear of the property. Steps lead to the front door of Solent View Court.

Services

Tenure: Leasehold
 Council Tax - C
 Energy Performance Rating: D Current: 693 Potential: 74

Lease Term: 999 years from 1st August 1963, 938 years remaining

Annual Service Charge: There is no fixed service charge. Maintenance costs are shared on an as/when basis. For any work required to the building, there is a 1/7th share arrangement between the flats and commercial units (4 flats & 3 commercial units below). For any work required to the roof there is a 1/4 share arrangement.

Annual Buildings Insurance: Approx £225.00
 Annual Management Fee: Approx £60.00
 Annual Ground Rent Approx: £15.00
 Annual Ground Rent Increase (%): TBC
 Frequency of any Increase (the review date): TBC

Property Construction: Brick elevations with flat roof
 Heating: Gas central heating
 Utility Supplies: Mains electricity, gas, water and drainage
 Broadband: FFTC (fibre-optic cable to the cabinet, then to the property). Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)
 Mobile Signal / Coverage: Restricted 4g signal at the property, buyer to check with their provider
 Parking: Communal parking (no allocated space) & single garage

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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