



6 Grosvenor Mews

*Southampton Road, Lymington, SO41 9JY*



SPENCERS







*A two bedroom ground floor apartment located in the exclusive Grosvenor Mews just off Southampton Road, a short walk from Waitrose and the top of Lymington High Street.*

## The Property

Communal hall leads to the door to number 6. The west facing lounge is both light and airy with a large bay window and ample space for both lounge and dining room furniture. The kitchen is particularly well designed with a range of fitted wall and floor mounted units with work surfaces over and includes a fitted oven, hob and extractor, integral washing machine and dishwasher. There is also a cupboard that houses the modern gas boiler. The internal hallway leads from the lounge to the bedrooms with a coats cupboard providing space for boots, umbrellas and other such items.

**£305,000**







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*The apartment has been finished to an exacting standard with light spacious rooms, kitchen, two double bedrooms, contemporary bathroom and a lovely lawned communal garden with garage and visitor parking.*

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## The Property Continued

The master bedroom has a full rooms width of fitted mirrored wardrobes and a lovely southerly aspect to the rear garden via large twin windows. Bedroom two is also a double with a rear southerly aspect. The family bathroom has a contemporary white suite, ample storage, beautiful tiling and designer flooring.

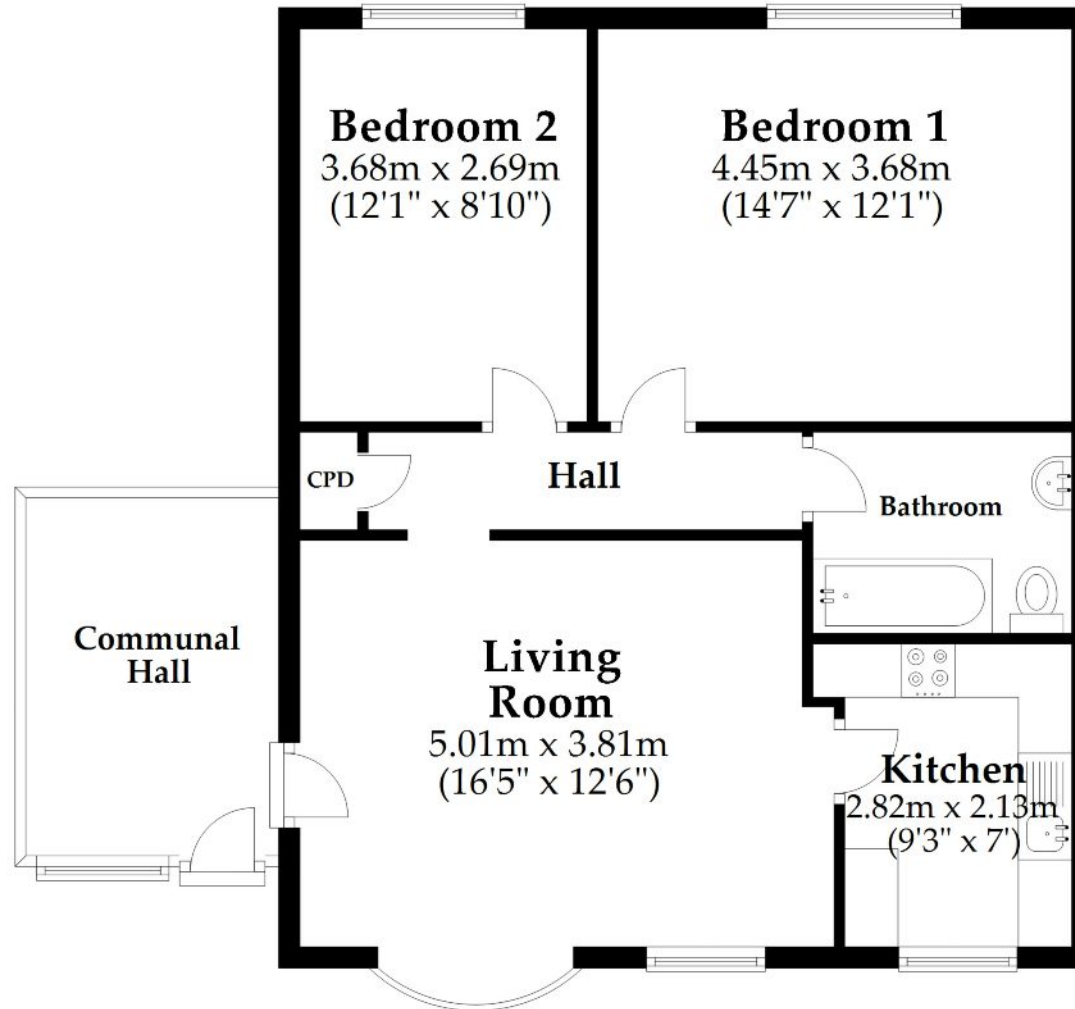
## Directions

From our office in the High Street, head toward the top of the High Street and on to the one way system onto Southampton Road. Continue over a mini-roundabout and Grosvenor Mews is located immediately on your left. The apartment is located on the ground floor on the left as you approach the building.

Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

## Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood





## Grounds & Gardens

The apartment enjoys a rear aspect over looking a section of the lawned gardens with the majority of the gardens being located towards the back of the building. This communal area offers significant space with a large section of lawn, various plantings, mature hedges and trees with well defined boundaries. A single garage is located on the right hand side as you enter the private close. In addition there are a number of guest/visitor parking bays.



## Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within walking distance of the property. Also close by are the two deep water marinas and the sailing clubs for which the town has gained its status as a world renowned sailing resort. The open-air seawater bath, built in 1833 is extremely popular with families and close to the town centre. Lymington has a number of independent shops including some 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 is the New Forest village of 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 gives direct access to London Waterloo in approximately 90 minutes.





## Additional Information

Tenure: Leasehold

Lease Term: 999 years from and including 12 June 1970

Lease Term Remaining: 944 years

Annual Service Charge: £1400.00 spread over 4 quarterly payments.

This payment is to maintain the car park, communal gardens, communal hallways and staircases and external guttering etc

Annual Ground Rent: n/a

Utility Supplies: Mains electric, gas, water and drainage.

Heating: Gas central heating

Council Tax: C

Energy Performance Rating: C      Current: 69      Potential: 76

Broadband: Broadband: FTTC- Fibre-optic cable to the cabinet, then to the property. Superfast Broadband with download speeds of up to 47 Mbps are available at the property (Ofcom)

Easements: Access for maintenance and repairs

Parking: Communal Parking - No allocated space

## Important Information

Spencers 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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