



28 Ainslie Place

Lymington, SO41 9PX

SPENCERS
COASTAL





An exceptional two bedroom, two bathroom apartment with direct river views towards the Isle of Wight.

The Property

The flat is situated in a highly attractive elevated position providing far reaching water views yet remains extremely accessible both on foot and via a lift from the underground car park to the lobby right outside the front door to the flat.

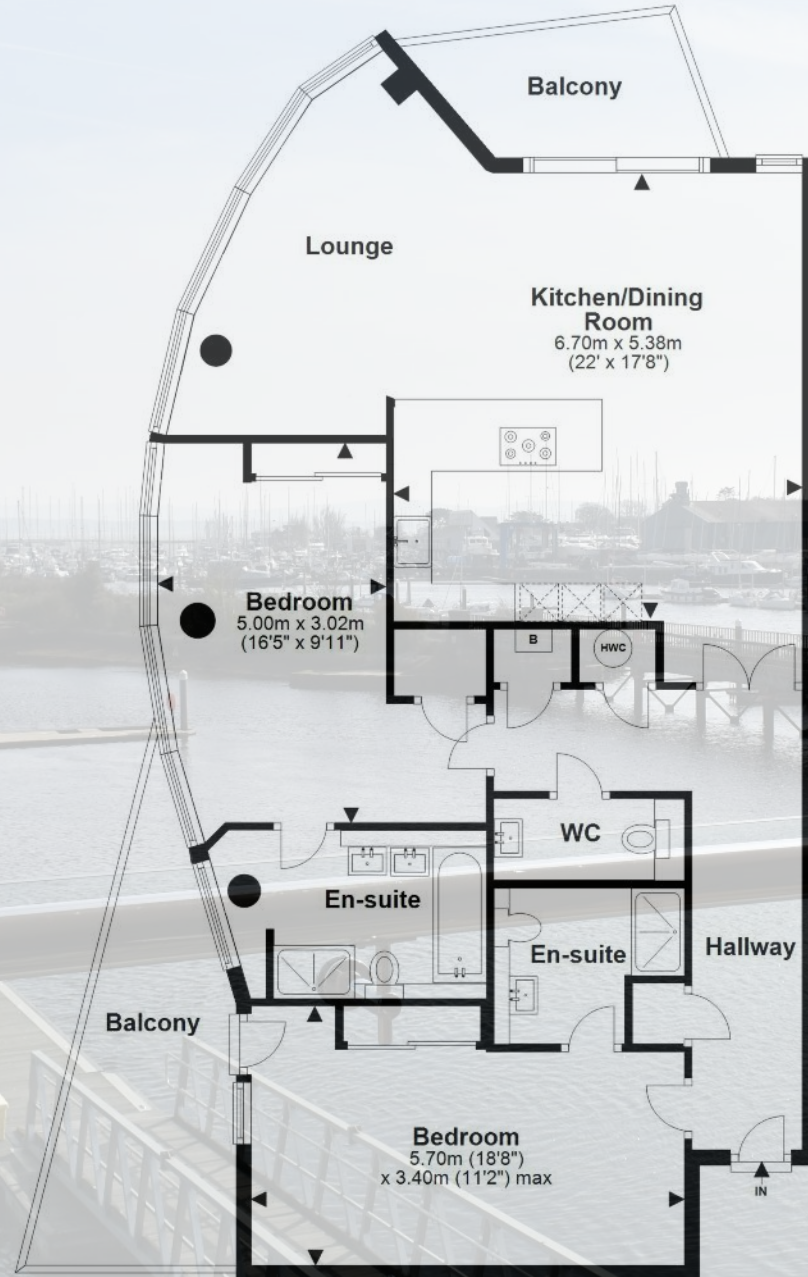
The front door opens to a generous entrance hall which leads to a large, open-plan sitting / kitchen / dining room and truly exceptional views through floor to ceiling windows across the full southerly elevation. The lounge area benefits from electric curtains.

There is a spacious seating area adjacent to the windows which features a supply to a wall mounted television. There is ample space for a dining table and a fully fitted kitchen with built in appliances including two ovens, a steam oven, built in coffee machine, a warming drawer and range of low and high level cupboards. In addition there is a fridge freezer, a slimline wine fridge, a washer dryer and a quooker tap. The whole apartment has under floor heating as well as a unique ventilation system which constantly circulates fresh air.

£995,000



FLOOR PLAN



Approx Gross Internal Area
112.6 sqm / 1212.3 sqft

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



Benefiting from 2 underground parking spaces, lift access and a prime position on this well designed development the apartment features floor to ceiling windows, and two balconies, ideal for taking full advantage of the stunning waterside outlook.

The Property continued . . .

Also accessible from the living space is a south facing balcony providing the perfect spot in which to soak up the beautiful views. Off the hall way is a cloakroom with wc and two double bedrooms. The master bedroom features full height windows, again with river views, as well as a built in wardrobes, electric curtains and an en suite bathroom with twin basins, wc, bath and separate shower cubicle. The second bedroom has built in wardrobes, an en suite shower room and glazed door to a second balcony terrace.

Grounds & Gardens

The two balconies accessed from the living room and bedroom provide a choice of outside spaces in which to entertain or relax. There are also ample communal open spaces with rolling lawns and riverside paths within a very short walk from the front door.

The flat benefits from two underground parking spaces.



The Situation

Set in a very popular modern development, this delightful apartment enjoys one of the finest views of the Lymington river. With a south easterly aspect, the main reception room and balcony look directly down the river to where it joins The Solent. It is quite simply the perfect position from which to observe the constantly changing vista and activity on the water.

The apartment is just 0.4 miles from Lymington High Street which holds a Saturday market and is also home to a wide range of restaurants, cafes and boutique shops. The town is renowned for its sailing facilities including marinas and clubs.



Directions

From Lymington head down the High Street and at the bottom turn left into Gosport Street. Follow the road up to the mini roundabout and take the second exit towards the river. After the traffic lights turn right into Almansa way and continue to the far end of the road where visitor car parking can be found. From here, head to the steps at the far right end of the road and head up a covered staircase following signs for 28 Ainslie Place. At the top of the staircase, head left and the entrance to the flat will be found at the extreme end of the row on the right hand side.



Services

Energy Performance Rating: B. Current - 83, Potential - 83

Council Tax: Band :F

All mains services connected (no gas)

Tenure: Leasehold for a term of 125 years from 2017. 118 years left.

Maintenance Charge: £3,720 pa, Ground Rent: £300 pa

Points of interest

Lymington Train Station	0.1 miles
Lymington Quay	0.2 miles
Walhampton (Private School)	0.5 miles
Royal Lymington Yacht Club	0.5 miles
Lymington Hospital	0.7 miles
Waitrose Lymington	0.7 miles
Priestlands Secondary School	1.0 miles
Lymington Recreation Centre	1.0 miles
Brockenhurst Golf Club	3.8 miles
Brockenhurst Tertiary College	4.3 miles
The Pig	4.4 miles

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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