



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

First Floor Flat, 5 South Street

Pennington • Lymington • SO41 8EB



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An immaculately presented, light and spacious one bed maisonette situated within easy reach of amenities. The property has been renovated throughout to include modern fixtures & fittings plus character features and would make an ideal first time buy, buy to let investment or second home, and is offered for sale with no forward chain.



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O.I.E.O. £200,000

Key Features

- Kitchen
- Dining area
- Bathroom
- Light and airy accommodation with character features
- Close to village centre and local shops
- EPC Rating: C
- Sitting room
- Second floor double bedroom with storage
- Character features
- Ideal first time buy/buy to let investment or second home
- Offered for sale with no forward chain



Description

A beautifully presented, light and spacious one bedroom maisonette situated within easy reach of all local amenities and Lymington town centre. This charming property has been renovated throughout to include modern fixtures and fittings with character features to include exposed brickwork and sash windows.

Private front door at ground level. Entrance hall with stairs rising to the first floor. Full height storage cupboard. Sitting room with two sash windows to the front aspect, exposed brick fireplace and stairs rising to the second floor with spindle balustrade. Dining area with space for table and chairs. Bathroom with wc, P-shaped panelled unit with mixer shower and glass curved shower screen, fully tiled wall, pedestal wash hand basin with mixer tap, heated towel rail, exposed feature brick chimney breast and a sash window to the rear aspect, tiled floor. Kitchen with range of floor mounted high-gloss units with solid wooden work top over and tiled splashbacks, integral electric oven with gas hob and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer and a sash window to the rear aspect, wooden flooring. On the second floor is the double bedroom which is a lovely light room with four velux windows, an integral wardrobe,

eaves storage and a quirky alcove with exposed brickwork.

This delightful property would make an ideal purchase for first time buyers, buy to let investors or a second home buyer and an internal viewing is highly recommended by the sole agent.

This well presented property is located in the centre of Pennington Village close to the shops and local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

Tenure: Leasehold

Term: 125 years from 1st June 2005

Ground Rent: £50 per annum (TBC)

Buildings Insurance: £150 per annum (TBC)

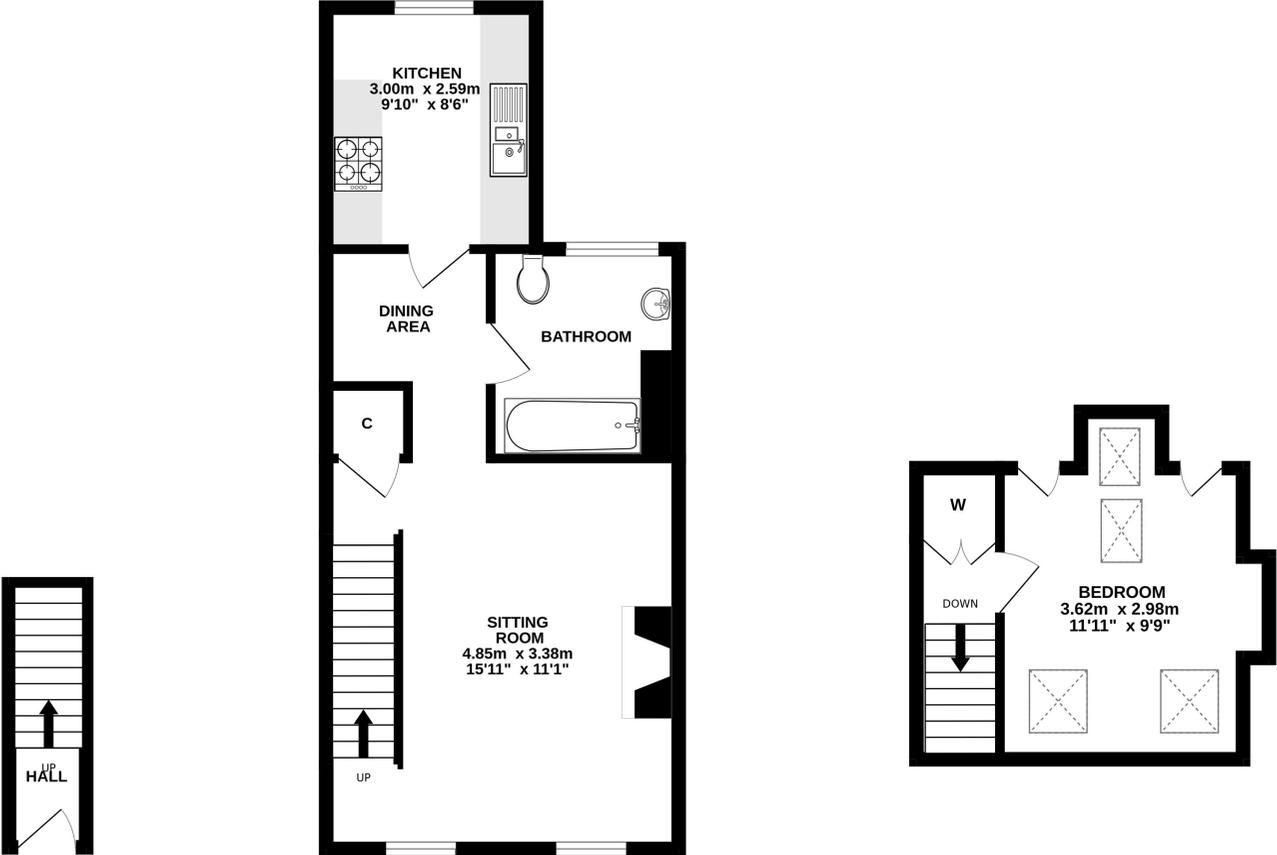
Council Tax Band: B

Floor Plan

ENTRANCE FLOOR
3.1 sq.m. (34 sq.ft.) approx.

1ST FLOOR
38.8 sq.m. (418 sq.ft.) approx.

2ND FLOOR
15.7 sq.m. (169 sq.ft.) approx.



FLOOR PLAN CREATED BY FELLS GULLIVER ESTATE AGENTS
 TOTAL FLOOR AREA : 57.6 sq.m. (621 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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