



Apt. 14 Brockehurst Court *Hillcroft Close, Lymington, SO41 9BA*

SPENCERS
COASTAL



NUMBERS
14-20



The Property

An excellent opportunity to own a spacious ground floor apartment featuring two bedrooms and two bathrooms. Situated in the heart of Lymington, it is just a short walk from the high street, train station, and town quay. The apartment also boasts , private parking, and a small patio with views of the communal gardens.

The apartment is located on the ground floor with a communal front door leading to a private entrance. All rooms are positioned off the central hallway which has a coat cupboard and a separate airing cupboard housing the immersion tank. The kitchen has a view to the front of the building with a range of fitted cupboards and worktops, a Neff double oven with gas hob and space for a fridge freezer. The sitting room is a lovely light and bright room, with two UPVC french doors leading out onto a small paved patio area providing the perfect spot for alfresco dining over looking the lawned communal gardens. The master bedroom has a view overlooking the gardens with an ensuite shower room. Bedroom two is a good sized double positioned to the front of the building with a range of floor to ceiling fitted wardrobes. The family bathroom completes the accommodation with a full size bath, low level wc and wash hand basin.

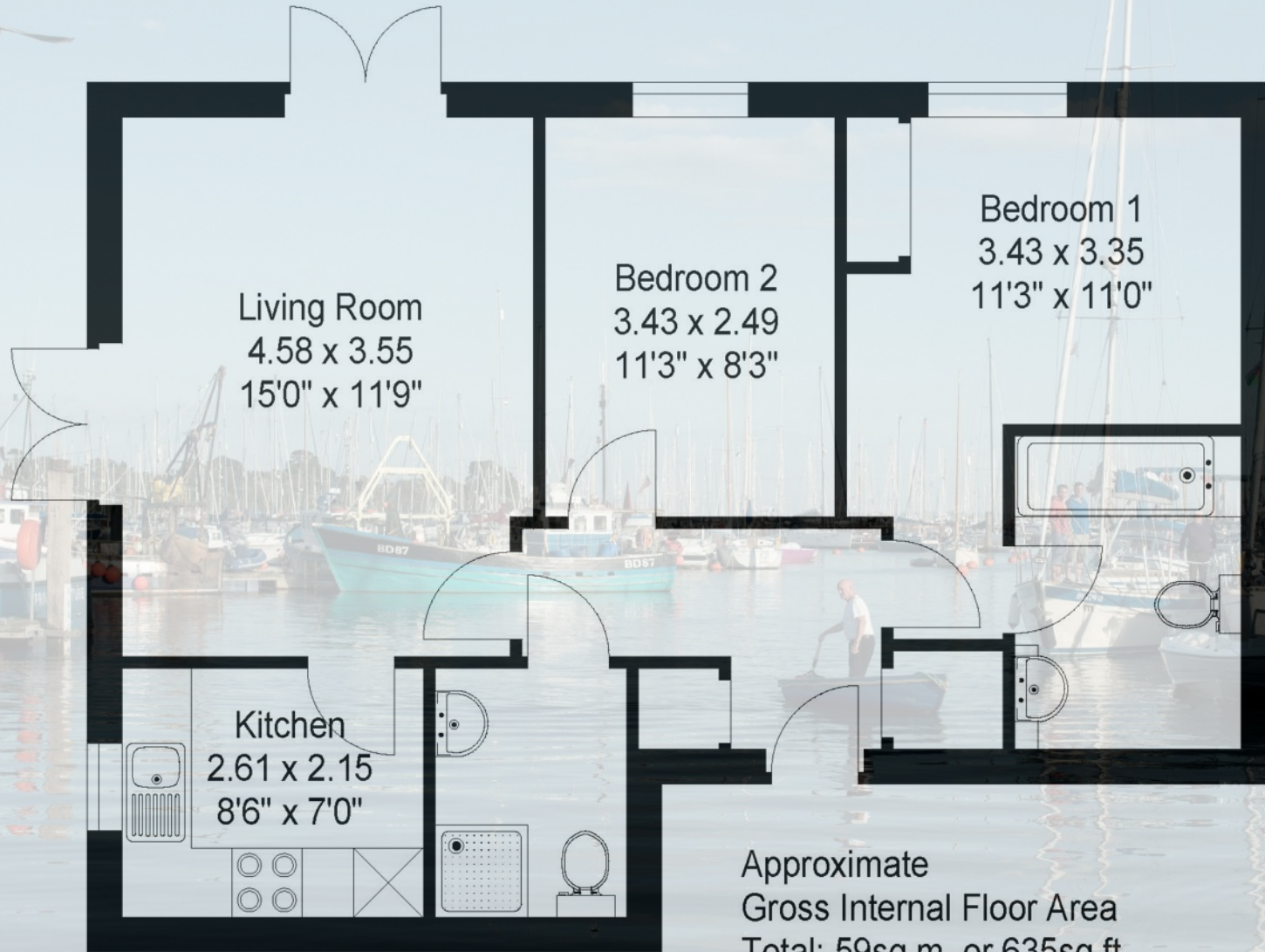
The Situation

Brockenhurst Court is within an easy short walk of all amenities including Lymington high street, train station, town quay, church and community centre. The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour has two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of renowned restaurants and 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 are the New Forest villages of Brockenhurst and 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 provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes

£284,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 59sq.m. or 635sq.ft.

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NOT TO SCALE



Grounds & Gardens

A communal garden which is available for all residents to use. One significant benefit over other apartments is the direct access from the lounge out on to the private patio which provides a lovely area for alfresco dining or simply to enjoy the garden views. There is private allocated off road parking positioned in front of the building along with extensive visitor parking.

Services

Tenure: Leasehold

Lease Term: 155 years from April 2003, 134 years remaining

Annual Service Charge: £1,985.00

Annual Ground Rent: £250.00

Annual Ground Rent Increase (%): TBC

Frequency of any Increase (the review date): TBC

Property Construction: (To be confirmed)

Location: The apartment is located on the ground floor

Utility Supplies: Mains Electricity, gas, water and drainage

Heating: Gas central heating

Parking: 1 allocated parking space

Council Tax - D

Energy Performance Rating: C Current: 77 Potential: 79

No broadband connection currently. Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Mobile Signal / Coverage: No known issues, buyer to check with their provider

Conservation Area: No

Flood Risk: No risk

Directions

Brockenhurst Court From our office proceed East down the high street and take the first left in to New Street. Just before the end of the road turn right in to Hillside Close.

Brockenhurst Court is located directly in front of you with allocated parking in front of the building.

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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