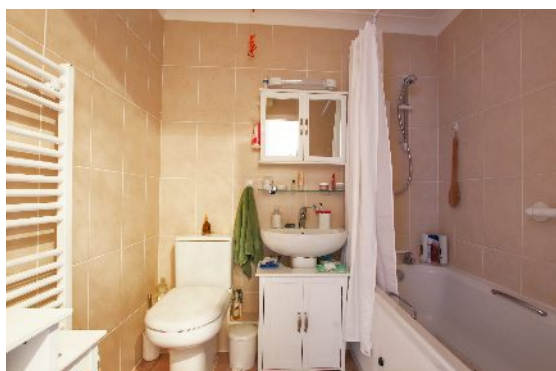




Flat 23 Parish Court

Emsworth Road, Lymington, SO41 9BS

SPENCERS
NEW FOREST



A first floor one bedroom retirement property for the over 55's within a small well-maintained development a few minutes level walk from Lymington High Street and The Town Centre.

The Property

The communal entrance from Emsworth Road leads past the House Manager's office to the lift and staircase leading to the first floor. The one bedroom apartment faces East at the front of Parish Court. The inner hallway leads to the spacious living room. The living room leads onto a terrace balcony overlooking Barfields Road, within the living room there is ample space for a sofa and dinning room table. An archway opens to the fitted kitchen with a range of cupboard units, work surfaces, sink with mixer tap, built in electric hob, space for fridge and freezer. The double bedroom has a double glazed window again overlooking Barfields Road with a radiator and range of fitted wardrobes. The bathroom is particularly well presented with a bath, sink and wc in neutral colours. Parish Court provides a safe, secure home with a private residents' lounge allowing the residents to interact with their neighbours and enjoy a large variety of social activities. There is also a separate laundry room for residents only.

Directions

From our office proceed down the High Street turning left into New Street (alongside Costas) and take the second turning left into Emsworth Road and Parish Court can be found on the sharp right hand bend as it turns into Barfields.

£110,000

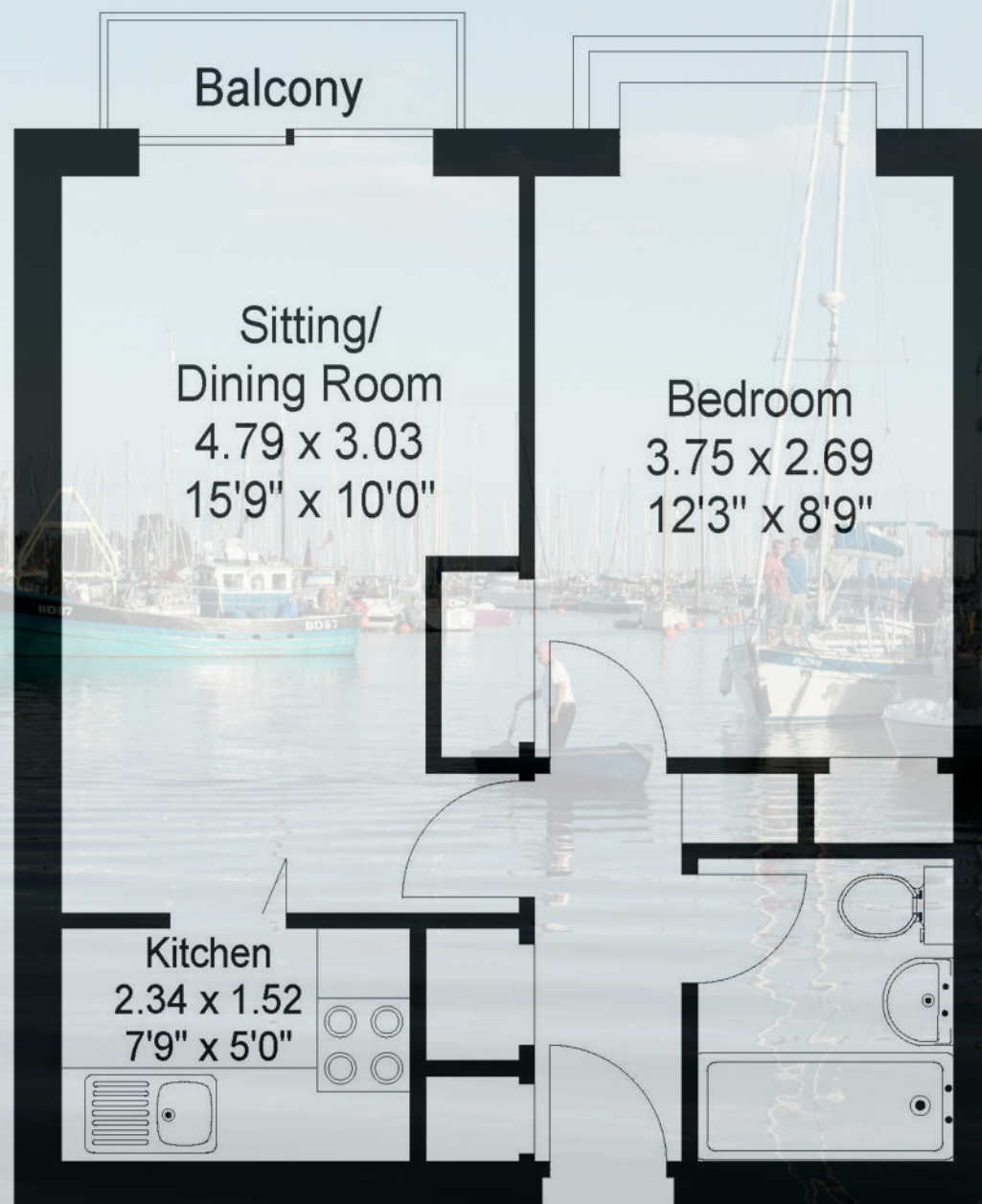


FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 38 sq.m. or 409sq.ft.

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www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





The Situation

Parish Court is set in a most sought after location, close to the High Street, within minutes of the Marinas and Sailing Clubs and within a few hundred metres of Marks & Spencers & Boots. The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Services

Energy Efficiency Rating: B Current 82 Potential 84

Council Tax Band: B All mains services connected

TENURE: Leasehold for 199 years from 1st July 1982 with a half yearly ground rent of £110.75 and half yearly service charge of £1,389.13

PLEASE NOTE: Age Restriction: Residents must have attained the age of 55 years. There is also a condition that residents must currently live in, or alternatively, have family who live in the borough of Lymington.

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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