



25 Almansa Way

Lymington, SO41 9PZ

SPENCERS
COASTAL





Welcome to a truly exceptional penthouse apartment, perfectly positioned to offer panoramic views across the Lymington River, nature reserve, and the Solent, extending all the way to the Isle of Wight. Part of a recently completed and exclusive development, this luxurious residence exemplifies modern elegance and is finished to the highest standard.

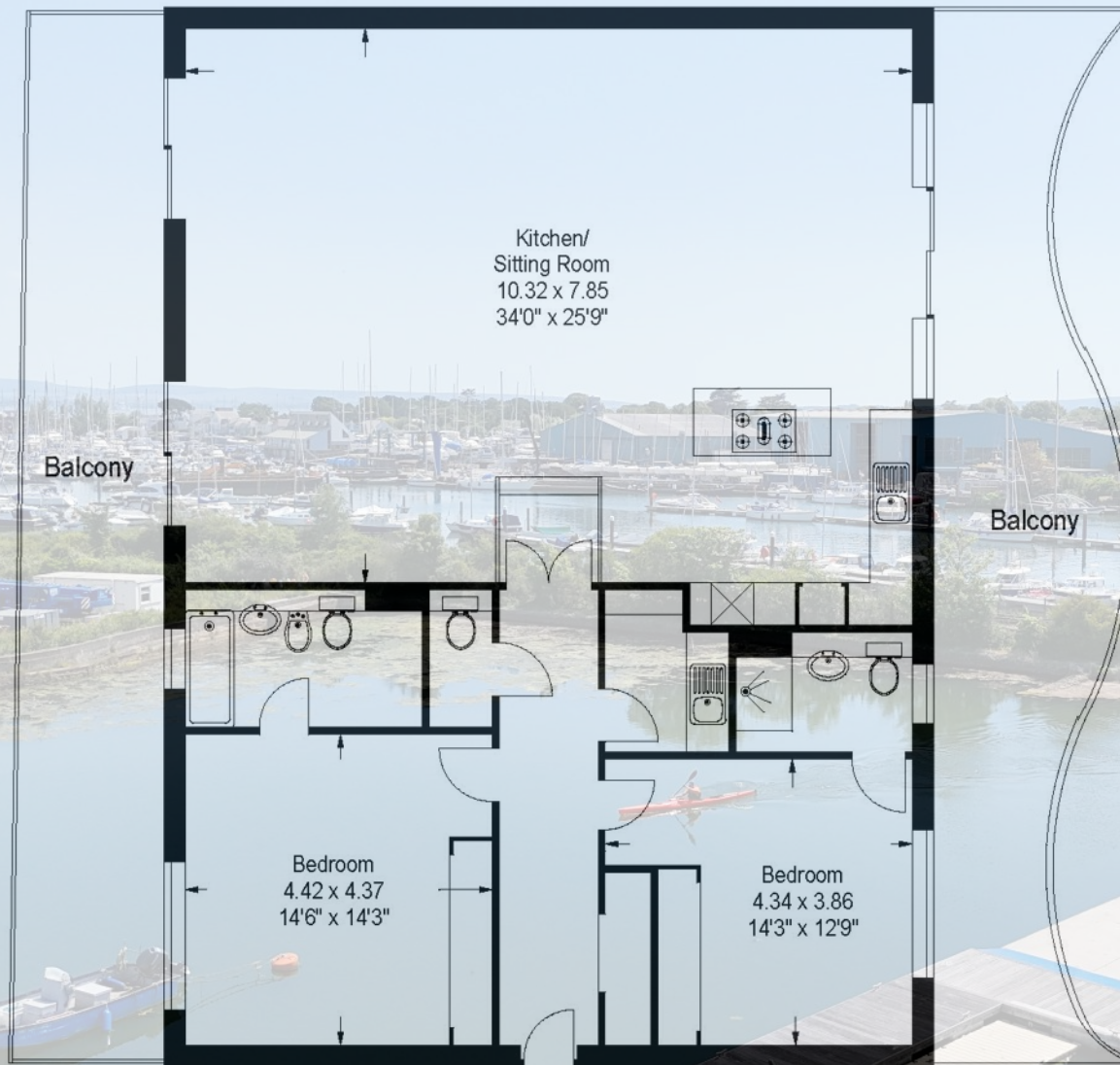
The Property

The apartment has been finished to an extremely high standard, featuring underfloor heating throughout and a balanced ventilation system with heat recovery, ensuring a healthy interior climate and optimum comfort. The wide entrance hall welcomes you into a sensational double-aspect lounge, which includes two sets of doors opening onto a large decked balcony with breath taking river views, providing a glorious backdrop to this outstanding living area. The living room offers a stylish open-plan dining area and luxury kitchen, perfect for entertaining. The kitchen is equipped with high-quality appliances, including two fitted ovens, an induction hob, a full-length twin door fridge/freezer, a dishwasher, and an under-counter wine fridge. A Quooker tap ensures boiling water is available on demand. There is a separate utility room with space for a washing machine, as well as a convenient guest WC. The principal bedroom is of generous proportions, ample fitted wardrobes, and a large en-suite bathroom with a panelled bath, twin wash hand basins, a large walk-in shower, and a WC. The second double bedroom also includes fitted wardrobes, access to the beautiful decked balcony with excellent river views, and an en-suite shower room with a double-width shower cubicle, wash hand basin, and WC. This penthouse apartment offers a unique blend of luxury, modern amenities, and an enviable location. Located in a secure and exclusive development, residents benefit from the latest in contemporary design and comfort. With its panoramic views, high-end finishes, and spacious living areas, this penthouse is perfect for those seeking an exceptional living experience. Don't miss the opportunity to own this magnificent penthouse. Contact us today to arrange a viewing and experience the unparalleled charm and sophistication of this riverside apartment.

£795,000



FLOOR PLAN

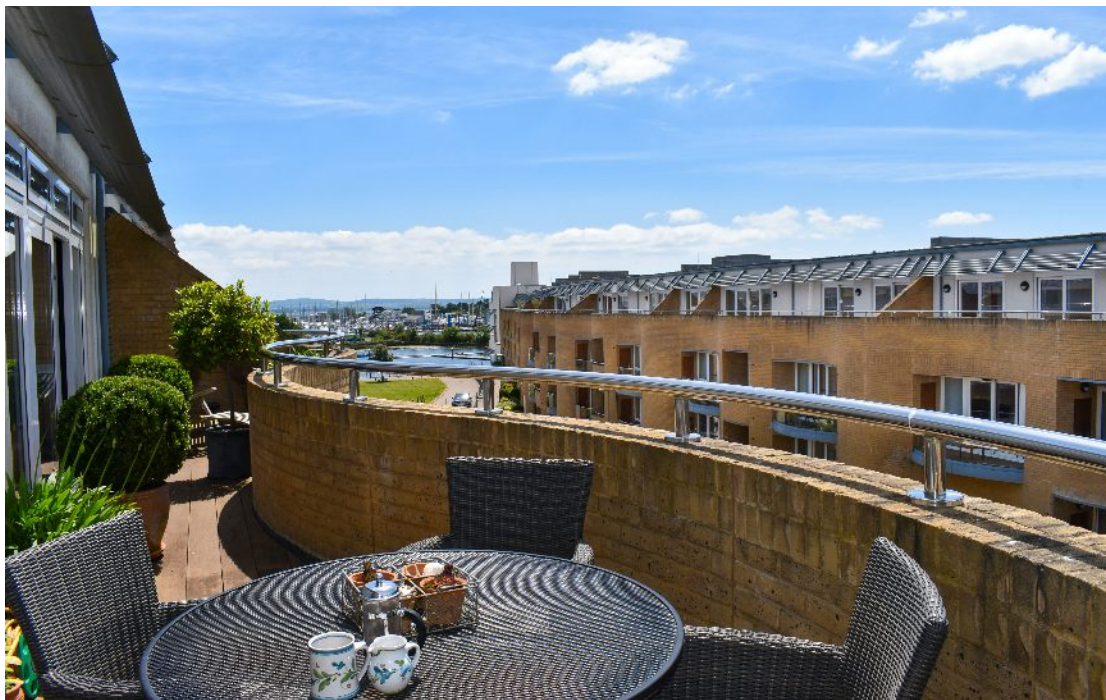


Approximate
Gross Internal Floor Area
Total: 148sq.m. or 1593sq.ft.

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NOT TO SCALE





Grounds & Gardens

To the rear of the apartment, accessed via electronic gates, is the allocated parking for two cars. The property's enviable riverside location is enhanced by two large decked balconies running the length of the apartment on both sides, providing unrivaled entertaining spaces with breathtaking views. Whether you're hosting a summer soir  e or enjoying a quiet evening, these balconies offer the perfect backdrop.

The complex overlooks communal lawns with access to the waterfront and the impressive South facing views of Lymington quay and marina with the Isle of Wight beyond.

Directions

From our office in Lymington, head down the High Street and at the bottom, follow the road as it turns sharply to the left. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way and the communal door and lift to the apartment can be found on the left hand side.



The Situation

This superb Penthouse apartment occupies an exceptional position on the banks of the Lymington River with spectacular views towards the Solent beyond the river. The penthouse is part of a recently completed gated development by Redrow designed to maximise enjoyment of the outstanding coastal lifestyle that Lymington enjoys. The property is extremely convenient for Lymington's Georgian High Street which features a range of national shops and independent boutiques as well as excellent cafes, bars and restaurants. The area is renowned for its nautical connections with Lymington Yacht Haven and its Boat Club offering unlimited easy access to a fleet of professionally maintained boats for an annual fee. The Royal Lymington Yacht Club and Lymington Sailing Club are also close by. Lymington Rowing Club has recently relocated its clubhouse to the river and there are moorings available through the harbour master. The New Forest is also on the doorstep with over 219 square miles of wonderful open spaces providing extensive walks and cycle trails. There are superb beaches at Milford on Sea and Highcliffe to the west as well as golf clubs just up the road at Walhampton and further away at Brockenhurst and Barton on Sea. Lymington is equidistant between the larger centres of Bournemouth and Southampton which lie 18 miles to the west and north east respectively. Both have international airports with parking and offer a wider range of shops and entertainments.



Services

Tenure: Leasehold

Lease Term: 125 years from January 2012

Lease Term Remaining: 112 years

Annual Service Charge: The current service charge is £5000 per annum

Annual Ground Rent: £300 per annum

Annual Ground Rent Increase (%): TBC

Frequency of any increase (the review date): TBC

Warranty: Within NHBC 10-year warranty

Property Construction: Brick faced elevations

Utility Supplies: Mains electricity, water & drainage. The gas supply is via a communal system the supplier of which is contracted by the managing agents. The property has its own gas boiler. Gas is billed every quarter by Data Energy for occupiers personal use along with an apportionment charge for the communal system. The property is heated by underfloor heating. Apportionment charge: TBC

Council Tax - F

Energy Performance Rating: B: Current 84 Potential 84

Superfast broadband with speeds of up to 80mbps is available at this property (ofcom)

Moderate mobile coverage via EE, Vodafone, Three & O2

Conservation Area: No

Flood Risk: Low

Restrictions: Residential only; can let long-term only. No short term lets allowed, no large pets allowed and no washing on balconies.

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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www.spencerscoastal.com