



14 Almansa Way

Lymington, SO41 9PY



SPENCERS





Occupying a prime riverside location in this popular modern development this immaculately presented duplex apartment benefits from two double bedrooms with ensuites, open plan living, views of the Lymington River from two private balconies.



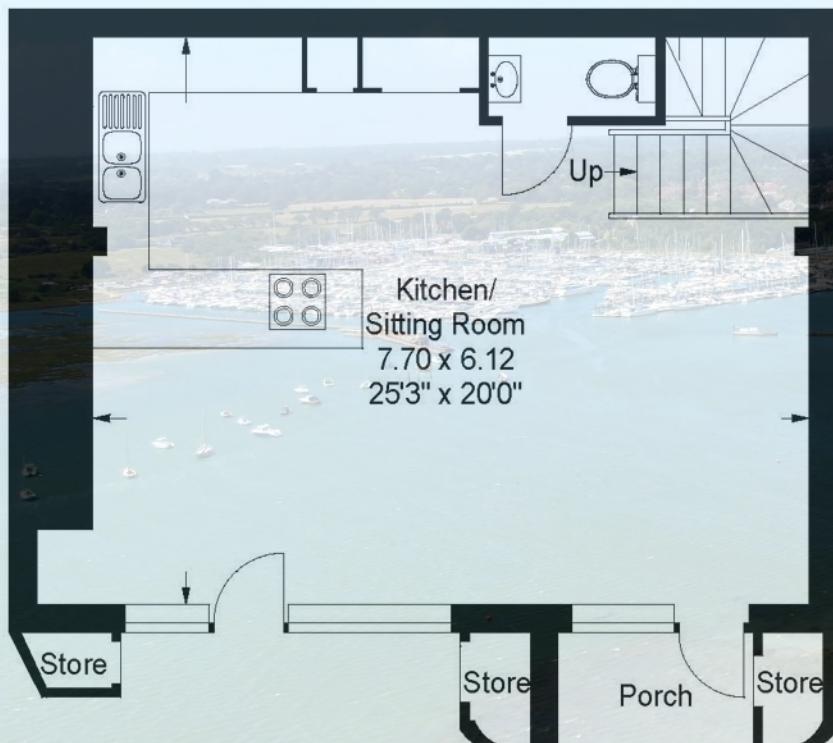
The Property

The property is approached via the private outdoor terrace area to the front. This immaculate duplex suits modern living with an open plan kitchen/living and dining area. The main living room is very well designed incorporating the modern kitchen fitted with a range of soft close base cupboards and drawers, matching eye level units with under lights, breakfast bar with ample worksurface space and storage, integrated Siemens appliances include an induction hob, stainless steel oven, fridge/freezer, microwave, fan assisted oven with grill and extraction unit, dishwasher and washer/dryer. The remainder of the room is a well designed dining area/lounge. The addition of a cloakroom completes the ground floor accommodation.

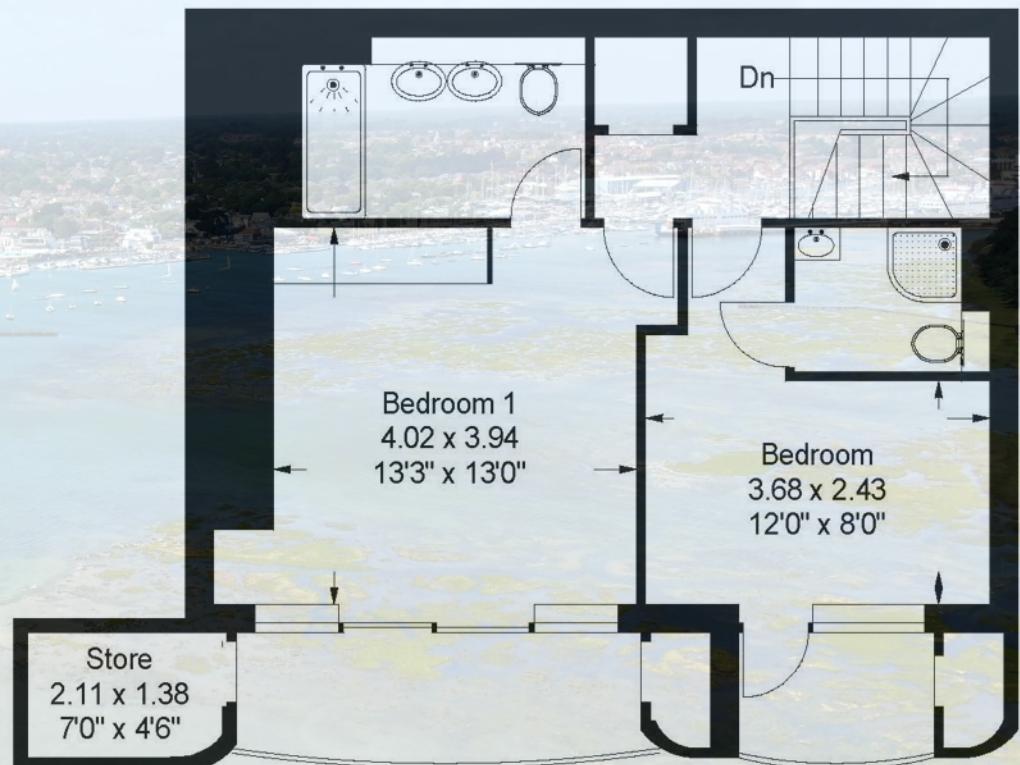
£450,000

2 1 2

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 96sq.m. or 1033sq.ft.
(Excluding Stores)



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NOT TO SCALE



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With allocated secure parking and a secure entrance system.

The Property continued . . .

Stairs lead from the living area to the first floor where there are two double bedrooms. Both double bedrooms have ample fitted storage and private balconies with room for a bistro set from which to enjoy the river views and your morning coffee! Each bedroom benefits from modern ensuite shower rooms with luxury white vanity units. Underfloor heating throughout the property, double glazing, air filtration system are additional benefits to the property. There is a remainder of the NHBC guarantee until September 2027.



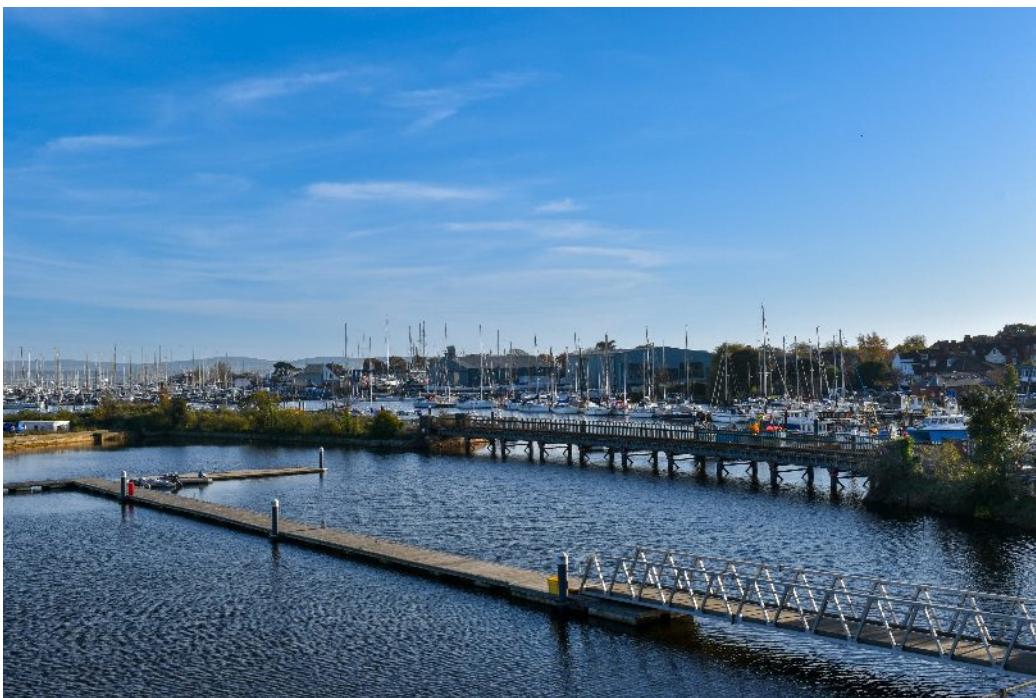
The Situation

The apartment's location combines tranquil river views with a convenient proximity to the amenities of the town. Lymington High street is only 500 yards away and offers a range of boutique shops, cafes, restaurants as well as Waitrose and M&S supermarkets. There is easy access to Lymington's world renowned sailing facilities, deep water marinas and clubs. The open spaces of the New Forest lie just to the north and offer glorious walking and cycling. Nearby Lymington's railway station offers branch line services twice an hour to Brockenhurst (5 miles) where there are direct services to London Waterloo in approximately 90 minutes.



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This property is an ideal "lock-up-and-leave" holiday home or long term rental investment or simply as a lovely location to live & enjoy Lymington.



Grounds & Gardens

The property benefits from an easterly facing private terrace area to the front of the property with enough space for seating/entertaining as well as two storage cupboards. The two balconies offer views towards the Lymington River and nature reserve. There is an attractive path around the Lymington Shores complex and some gated wooden play areas as well as a large green. There is secure underground parking for one car, bike storage and ample visitor parking spaces.

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 in to Gosport Street. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way next to the Lymington River and the apartment is located a short distance along on the right hand side.



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Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: 125 years from 1 January 2012, 11 years remaining

Energy Performance Rating - B Current: 83 Potential: 83

Council Tax Band: F

The ground rent is £300.00 a year

The 2024 service charge/management fee was £2018.97

Points of interest

Waitrose Lymington	1.0 miles
Lymington Quay	0.7 miles
Priestlands Secondary School	0.9 miles
Walhampton (Private School)	1.3 miles
Royal Lymington Yacht Club	1.1 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.2 miles

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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