



# 2 Captains Corner

*Grove Road, Lymington, SO41 3RN*

 SPENCERS





*A spacious first-floor duplex apartment offering three double bedrooms, set within a charming character building, formerly a public house. This light and airy home benefits from two allocated parking spaces and enjoys an enviable location just moments from the high street and marina*



## The Property

The property is accessed via a communal entrance serving only two apartments.

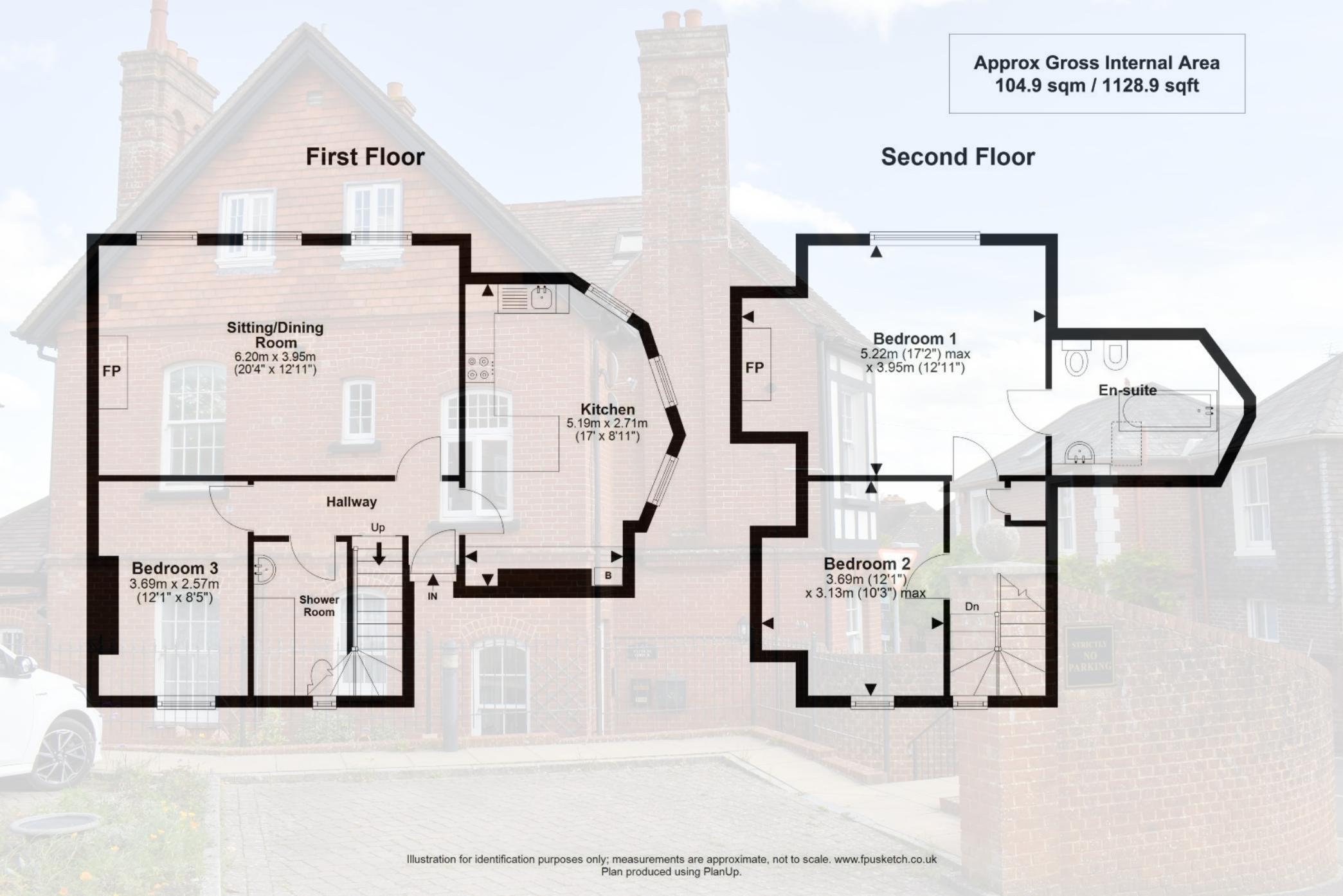
This home is situated on the first floor and benefits from its own private front door, opening into a bright and welcoming hallway.

The kitchen enjoys an abundance of natural light through a row of attractive sash windows and is fitted with extensive cabinetry, offering excellent storage. A practical breakfast bar provides space for informal dining, while there is also plumbing and space for a washing machine, dishwasher, and fridge/freezer.

**£410,000**

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## FLOOR PLAN





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*Grove Road is a most exclusive and sought-after location, tucked behind the High Street, within minutes of the Marinas and Sailing Clubs and coastal walks*

### **The Property Continued . . .**

The generously sized living room features a fireplace with mantelpiece as its focal point and offers ample space for a dining table.

Completing this level is a modern family shower room with walk-in shower, WC, and vanity unit, along with a versatile double bedroom currently used as a hobby/work room.

Upstairs, the apartment offers two further double bedrooms, including a spacious principal bedroom with a large en-suite bathroom featuring a luxurious walk-in design and statement bathtub.

### **Grounds & Gardens**

The property is part of an exclusive development, accessed via a smart block-paved driveway.

To the front, there are two private parking spaces, with steps leading down to the front door and a small courtyard area.



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

## Additional Information

Tenure: Share of Freehold

Lease Term: 999 years from 1 January 1999

Lease Term Remaining: 972 years remaining

Council Tax: E

EPC: C      Current: 74      Potential: 75

Managed Common Areas: This is to maintain the car park, front door and reception area. This cost is shared with flat 1 as and when required. Annual amount payable is tbc.

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Conservation Area: Lymington

Parking: Two allocated spaces



## The Situation

The Georgian market town of Lymington offers extensive restaurants and boutiques 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. There is a range of both state and private schooling, with the popular Walhampton preparatory school close by.

## Directions

From our office go up the high street and take the first left into Church Lane. Take the first left into Grove Road and before reaching the end of the road the property can be found on the left hand side.

## Important Information

Spencers 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 fitments, 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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