



38 Knights Lodge

North Close, Lymington, SO41 9PB



SPENCERS





An immaculate and generous two bedroom, two bathroom apartment positioned on the second floor close to the lift in Knights Lodge; a peaceful and exclusive development by Churchill who have built retirement properties for over 20 years. This purpose built selection of apartments has been designed for the over 60s. Set in the heart of the historic town of Lymington with an onsite lodge manager, resident parking and delightful sunny grounds.

The Property

The main secure entrance to the apartments leads to a spacious communal lounge where there is an attractive bar and coffee area and Wifi is available. The lodge managers office is also close to this entrance and there is communal parking for residents and visitors. The very high standard of build is obvious as soon as you enter the development.

The apartment occupies a convenient location being directly opposite to the lift on the second floor. There is a video entry system, intruder alarm, smoke detectors, 24 hour support system, and a multi locking system to the front door. All windows are double glazed as well as energy efficient, with a low carbon heating system. There is plenty of storage, non-slip flooring to the shower rooms, free parking and a guest suite for visitors.

£250,000

 2  1  2



“

Positioned close to Lymington's renowned library and within easy reach of the town's wide ranging amenities, train station, extensive sailing facilities and the stunning coastal walks.

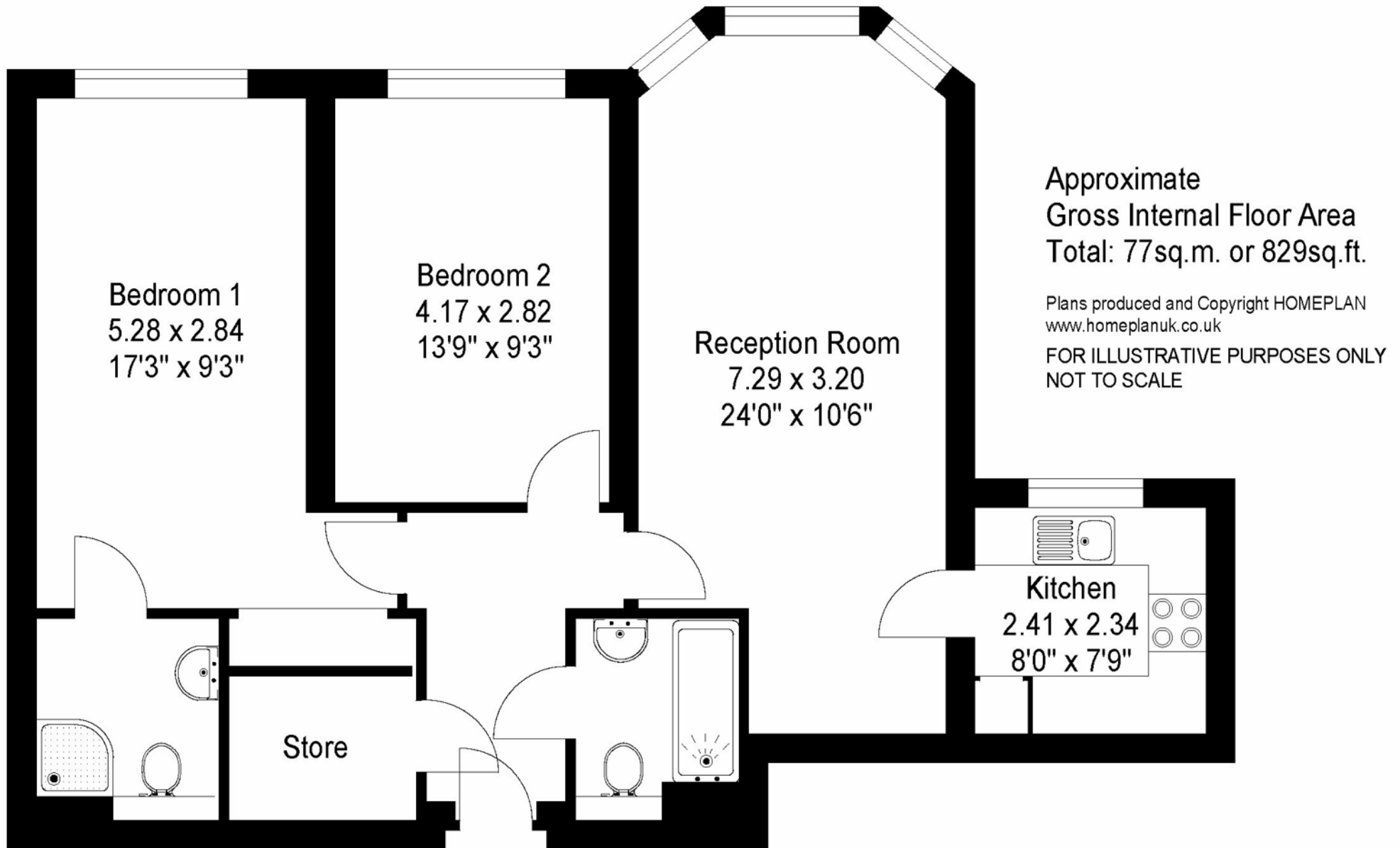
The Property Continued

The apartments private front door opens into a wide hallway with large walk-in storage cupboard and where the bathrooms is located with a shower above the bath, vanity unit and WC. The lounge is a generous size with a feature fireplace and large bay window to the westerly aspect which overlooks a magnificent mature horse chestnut tree. A luxury fully equipped kitchen is accessed from the lounge with ample fitted storage cupboards and worksurface space incorporating the sink positioned below the kitchen window. There is a range of integrated appliances to include a dishwasher, washing machine, fridge/freezer, a fitted oven and electric hob with extractor above. The hallway also leads to the double principal bedroom with fitted wardrobes and door to the luxury shower room.

Directions

From the office proceed East along the high street in the direction of the town quay. Turn first left into New Street and after 100 yards first right into Cannon Street. Follow the road around the sharp left hand bend and the property can be found on the right side just after the Library building.

FLOOR PLAN





Grounds & Gardens

The property has beautiful communal landscaped gardens with several seating areas and patios interspersed amongst the various lawns. The whole provides a variety of colourful plantings, shrubs and trees, all designed to enhance and encourage an outdoor lifestyle. In addition, there is residents and visitor parking.



Situation

The property is within an easy short walk of all amenities including Lymington station, doctors surgeries and chemists, library, 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.



Additional Information

Tenure: Leasehold

Lease Term: 999 years from and including 1 June 2018

Lease Term Remaining: 992 years

Annual Service Charge: £5245.88

Annual Ground Rent: £625

Annual Ground Rent Increase (%): TBC

Frequency of any increase (the review date):TBC

Utility Supplies: Mains electric (mains electricity to the flats and communal heating/lighting via ground source), water and drainage. There is no gas supply.

Heating: Electric

Council Tax: D

Energy Performance Rating: B Current: 81 Potential: 81

Broadband: Broadband: Ultrafast Broadband with download speeds of up to 1800 Mbps are available at the property (Ofcom)

Parking: Communal Parking - x1 allocated space

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 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:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk