



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

63 Spartina Drive

Lymington • SO41 9FE



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A recently refurbished one bedroom apartment arranged over two floors, positioned on a popular development within walking distance of Lymington High Street, with an allocated parking space. Ideal first time buy or buy to let investment.



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1



£210,000

Key Features

- One bedroom apartment
- Kitchen/breakfast room
- Ideal buy to let or first time buy
- Located on a popular development within Lymington
- Recently refurbished
- Allocated parking space
- Bathroom
- Arranged over two floors
- Private front door
- EPC Rating: C



Description

Located on a popular development, within easy walking distance of Lymington High Street, this recently refurbished one bedroom apartment split over two floors would make an ideal first time buy or buy to let investment.

Covered front porch with external store cupboard. Front door into the entrance with stairs rising to the first floor. Kitchen/breakfast room with recently fitted range of floor and wall mounted cupboard and drawer units with inset bowl and drainer sink unit with mixer tap. Integral ceramic hob with electric oven under and extractor hood over and tiled splashback. Space for table and chairs, space and plumbing for washing machine, space for tall fridge freezer, two windows to the rear aspect.

Light and airy spacious sitting room with two windows to the front aspect. Family bathroom comprising a panelled bath unit with mixer tap and electric shower over, low level W.C. and wash hand basin. From the entrance hall, stairs rise to the second floor landing, with door opening into the double bedroom which is a bright and airy room complimented by three velux roof windows and there is plenty of eaves storage.

There is an allocated parking space located in the car park to the side of the property.

Tenure: Share of freehold

Lease Term: 999 years from 1st January 1980 (955 years remaining)

Annual Service Charge: No fixed annual service charge

Annual Ground Rent Approx: Peppercorn

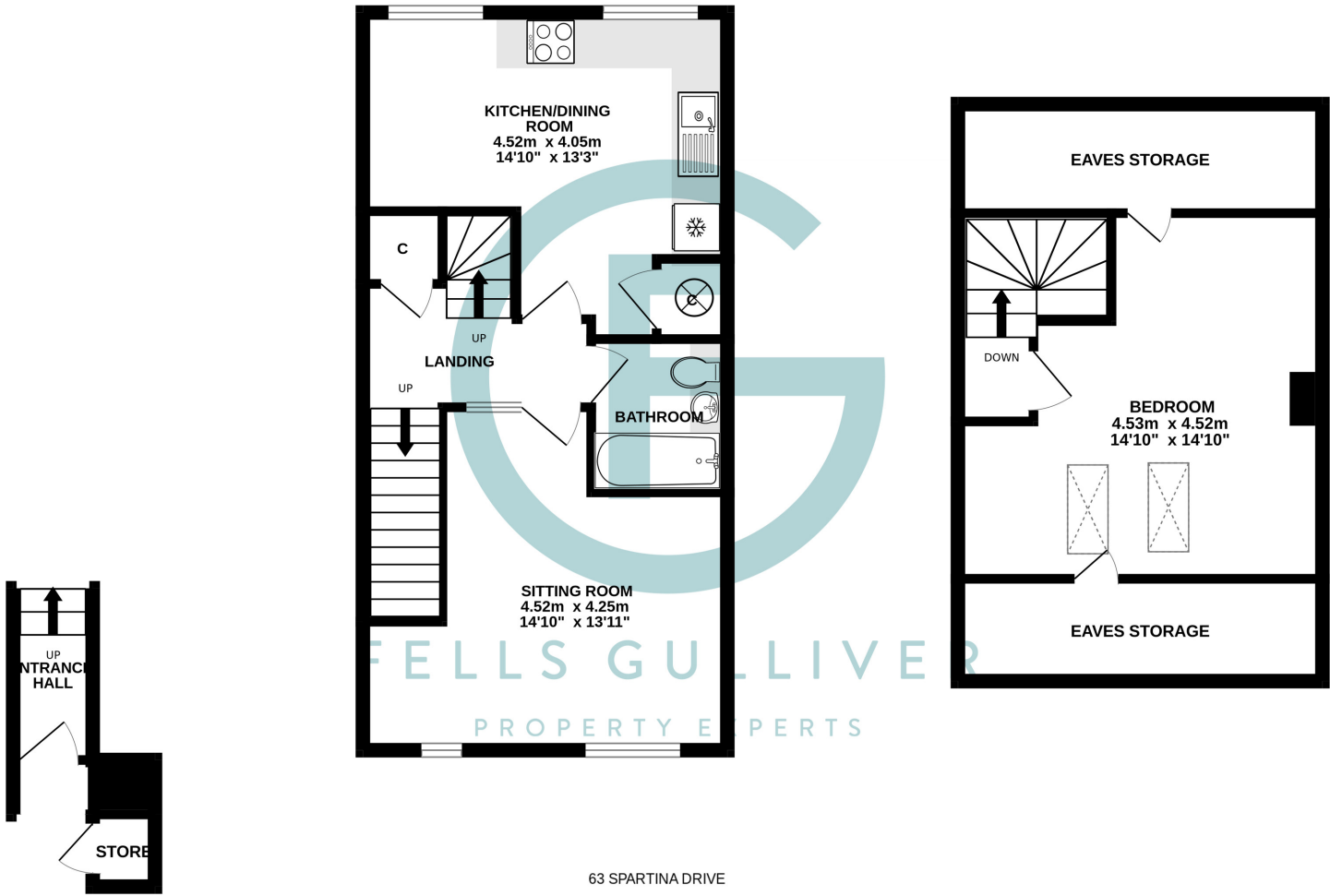
Spartina Drive is a popular development in Lymington and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading to the quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park, Keyhaven salt marshes and Milford on Sea beaches. 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.

Floor Plan

ENTRANCE FLOOR
3.5 sq.m. (38 sq.ft.) approx.

GROUND FLOOR
41.9 sq.m. (444 sq.ft.) approx.

1ST FLOOR
32.1 sq.m. (345 sq.ft.) approx.



63 SPARTINA DRIVE
TOTAL FLOOR AREA : 76.9 sq.m. (827 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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