

60 Exbury Court

Hillcroft Close, Lymington, SO41 9BA

SPENCERS







An immaculate and modern two-bedroom, two-bathroom first floor apartment with two private parking spaces and a sunny balcony. Lift and stairs give easy access to the property.

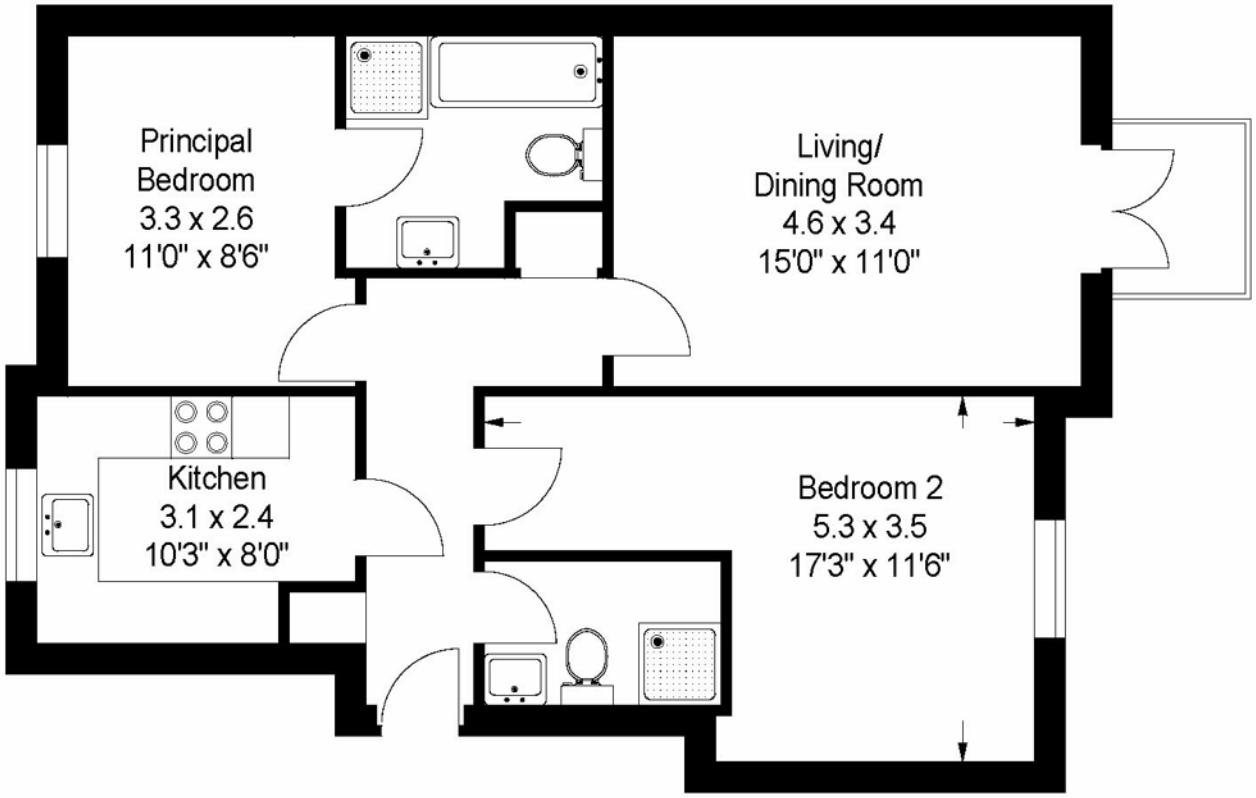
The Property

Built in 2003 with well-designed living areas and good storage provision as well as two bathrooms incorporating a bath and two showers. The entrance hallway has two separate storage cupboards, one housing the pressurised hot water cylinder. The delightful living room features glazed double doors to the balcony and allows room for dining furniture. The modern fitted kitchen includes a new Smeg double oven, Neff gas hob, integral washing machine, dishwasher and fridge/freezer.

£255,000

2 1 2

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 63sq.m. or 678sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





The apartment is situated within a short flat walk of the high street.

The Property continued . . .

The principal bedroom has a large en-suite bathroom with vanity unit, separate shower cubicle and wc. Bedroom two is also a double room with adjacent shower room, vanity unit and wc. This shower room is accessed from the hallway. There is a Potterton gas boiler situated in a corner cupboard in the kitchen. Outside the property benefits from private parking for two vehicles, well-tended communal gardens and secure bike and bin stores.

Situation

The property is situated just a short walk from the extensive amenities afforded by the famous Georgian market town of Lymington, renowned for its picturesque High Street, quay and Saturday Charter Market. The Lymington River providing a haven for sailors with its excellent facilities and two deep-water marinas. The New Forest National Park is within close proximity, the Forest offers endless walks, cycle trails and out riding as well as beautiful open countryside.





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

Grounds & Gardens

There are well-tended communal gardens and pathways throughout this private development. The apartment has two private parking spaces positioned directly below the apartment and access to a secure bike store. Pathways lead around the building and to New Street.

Directions

From our office in the high street turn left and then take the first left into New Street (between Boots and Costa). Proceed along New Street for approx. 350 metres and the apartment building, namely Exbury Court is located on the right side. There is a pathway leading to the first arched entrance of the building with a secure entry system.











Services

Tenure: Leasehold
Lease Term: 155 years from 1 April 2003
Lease Term Remaining: 133 years
Annual Service Charge: £1,831.08
Annual Ground Rent: £250.00

Council Tax: D
Energy Performance Rating: B Current: 82 Potential: 83
Utility Supplies: Mains electric, gas, water and drainage
Heating: Gas central heating
Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Superfast Broadband with download speeds of up to 80 Mbps are available at the property (Ofcom).

Pets: At the discretion of the Management Company
Holiday Lets: No
Long Term Lets: Yes
Parking: Two allocated spaces within communal car park

Agents Note: The property can be offered furnished or unfurnished subject to further negotiation.

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

www.spencersproperty.co.uk