

Flat 4, Pearman Court

South Street, Pennington, SO41 8DX

SPENCERS







A very spacious, light and airy, four double bedroom apartment situated close to the shops and amenities of both Pennington and Lymington. The property is offered with no forward chain.

The Property

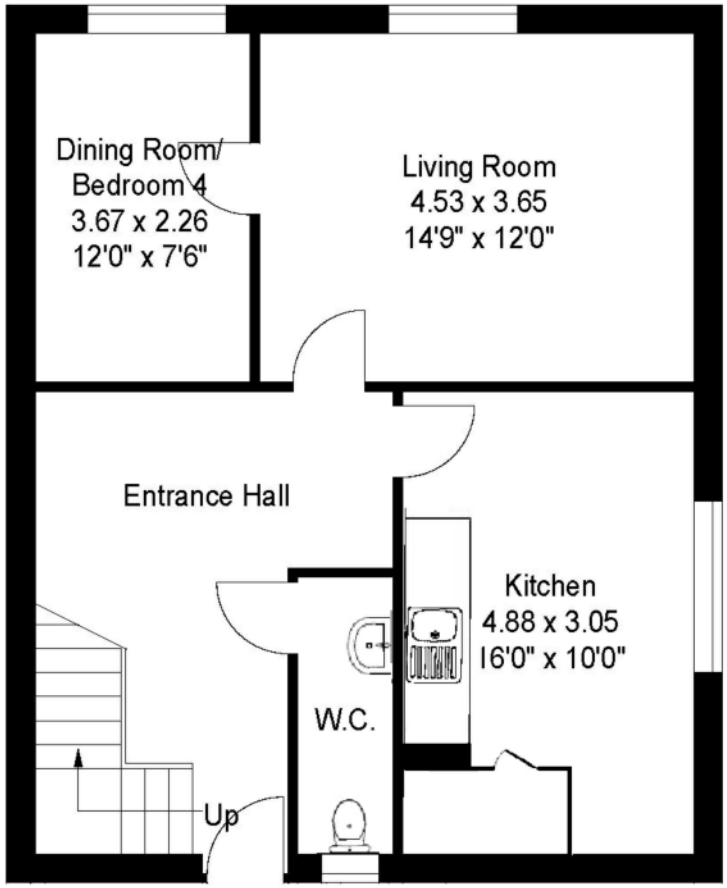
This generously proportioned apartment extends to just over 1,200 sq ft and is arranged over two floors, offering flexible and versatile living accommodation. Accessed via steps to the left-hand side at the rear of the property, the apartment entrance opens onto the first floor, where an impressive and spacious hallway provides a welcoming introduction. This level comprises a cloakroom, a bright living room, and a well-appointed kitchen/breakfast room featuring a range of fitted units and work surfaces, with space for a fridge freezer and washing machine. Also located on this floor is bedroom four, which could alternatively be utilised as a study, home office, or separate dining room to suit individual requirements. Stairs rise to the upper floor, where a generous landing leads to three well-proportioned double bedrooms and a family bathroom fitted with a modern white suite.

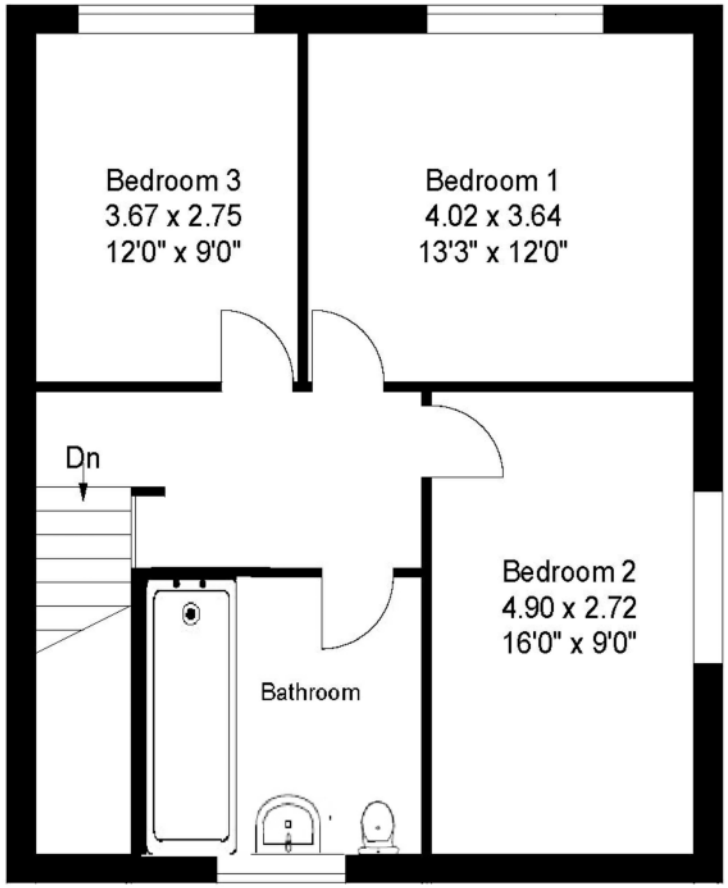
Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco's Express, as well as an excellent leisure centre with swimming pool and gym. Schools for all age groups are also within walking distance from the property. Approximately 1 mile west is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.

£250,000

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Approximate
Gross Internal Floor Area
Total: 119sq.m. or 1281sq.ft.

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NOT TO SCALE





The apartment is positioned over two floors with a private front door and benefits from a modern kitchen and bathroom, gas central heating and double glazing through out.

Directions

From our office in Lymington turn right and proceed up to the top of the High Street to the one-way system. Upon entering the one way system keep left and proceed to the roundabout, take the second exit and then after 200 metres turn right into South Street. Turn immediately left on to the gravel track where you will find parking to the rear of the property. Communal stairs rise to the first floor and the front door of the property.

Additional Information

Tenure: Leasehold
Years Remaining: 999 years- Term remaining 945
Annual Ground Rent: £25
Annual Service Charge- Approx £500-£600
Council Tax: B

EPC: D Current: 67 Potential: 78

Property Construction: First floor apartment
Utilities: Mains electricity, water & drainage
Heating: Gas central heating
Broadband: TBC
Parking: Communal parking - 1 x 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 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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