

105 Almansa Way

Lymington, SO41 9PZ

SPENCERS







A spectacular Penthouse riverside apartment with panoramic views across the Lymington river and the Solent towards the Isle of Wight. Part of an impressive and exclusive development, The penthouse offers spacious living and entertaining space presented throughout in excellent order.

The Property

Finished in early 2017, this apartment is situated in an exclusive enclave in the prestigious Redrow development and occupies a secure and secluded position accessible via a lift to the top floor. The apartment has been finished to an extremely high standard and there is underfloor heating throughout the property together with a balanced ventilation system with heat recovery to provide a healthy interior climate and optimum comfort level.

Since its completion, the penthouse has been comprehensively re-decorated lending the accommodation a subtle yet contemporary style. The front door opens to a wide entrance hall which flows through to the sensational double aspect lounge with two sets of doors opening onto a large decked balcony with river views, which provides a glorious backdrop to this outstanding living area. The living room offers a stylish open plan dining area and luxury kitchen. The kitchen contains a wide range of high quality appliances including two fitted ovens, induction hob, fitted full length twin door fridge/freezer, dishwasher, and an under counter wine fridge. A Quooker tap ensures boiling water on demand.

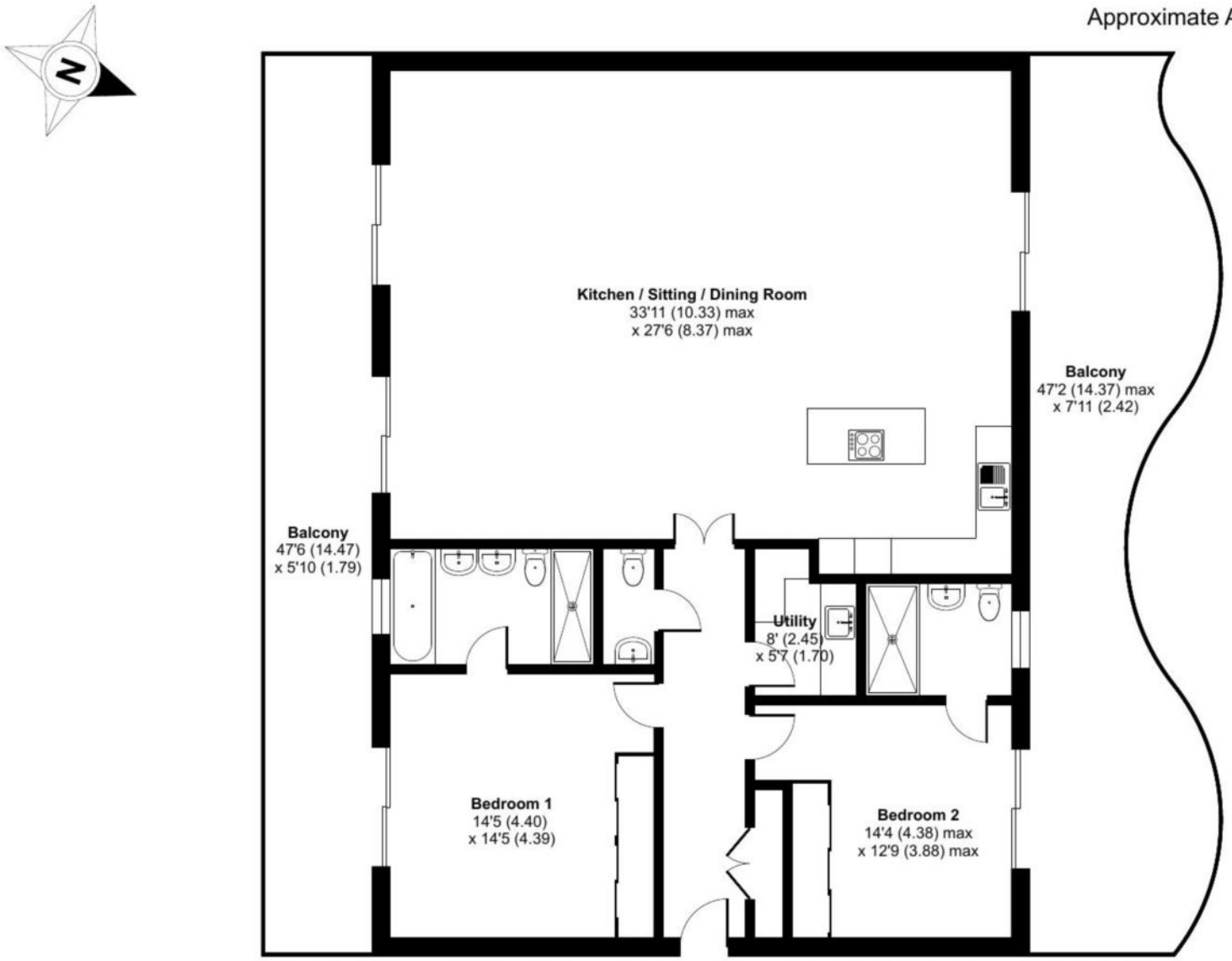
£895,000

2 1 2

105 Almansa Way, Lymington, SO41 9PZ

Approximate Area = 1606 sq ft / 149.2 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Spencers of the New Forest Ltd. REF: 1529877











The apartment is finished and specified to a high standard with two large decked balconies running the length of the apartment on both sides, providing exceptional entertaining space with stunning views.

The Property continued . . .

There is a separate utility room with space for a washing machine. The property also benefits from a guest wc.

The master bedroom has access to the balcony, a range of fitted wardrobes and a large and beautiful en-suite bathroom including a panelled bath, twin wash hand basins, a large walk-in shower and wc. The second double bedroom again has fitted wardrobes, access to the beautiful decked balcony with excellent river views and an en-suite shower room with double width shower cubicle, wash hand basin and wc.

105 Almansa benefits from unrestricted private use of both terraces. However, ownership of the terraces remains with the lessor, who is responsible for their maintenance and any necessary repairs.

Directions

From our office in Lymington, head down the High Street and at the bottom, follow the road as it turns sharply to the left. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way and the communal door and lift to the apartment can be found at the end of the complex on the left hand side.





There is ample private parking for two cars behind electronic gates.

Situation

This superb Penthouse apartment occupies an exceptional position on the banks of the Lymington River with spectacular views towards the Solent beyond the river. The penthouse is part of a recently completed gated development by Redrow designed to maximise enjoyment of the outstanding coastal lifestyle that Lymington enjoys. The property is extremely convenient for Lymington's Georgian High Street which features a range of national shops and independent boutiques as well as excellent cafes, bars and restaurants. The area is renowned for its nautical connections with Lymington Yacht Haven and its Boat Club offering unlimited easy access to a fleet of professionally maintained boats for an annual fee. The Royal Lymington Yacht Club and Lymington Sailing Club are also close by. Lymington Rowing Club has recently relocated its clubhouse to the river and there are moorings available through the harbour master. The New Forest is also on the doorstep with over 219 square miles of wonderful open spaces providing extensive walks and cycle trails. There are superb beaches at Milford on Sea and Highcliffe to the west as well as golf clubs just up the road at Walhampton and further away at Brockenhurst and Barton on Sea. Lymington is equidistant between the larger centres of Bournemouth and Southampton which lie 18 miles to the west and north east respectively. Both have international airports with parking and offer a wider range of shops and entertainments.

Identified by the Sunday Times, Lymington is an ideal location to join the part-time commuter revolution and work from whilst still in easy reach of London. Lymington has a railway station providing services to London Waterloo via Brockenhurst in under two hours. Reading Station is reached by train from Lymington within two hours and offers services westwards down to Cornwall, up to Oxford, Manchester and beyond, as well as Gatwick Airport and London Paddington.





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

Additional Information

Tenure: Leasehold
Lease Term: 125 Years from January 2012
Lease Term Remaining: 111 years
Annual Ground Rent: £405
Annual Service Charge: £5551.51

Council Tax: Band F

EPC: B Current: 84 Potential: 84

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage. The gas supply is via a communal system the supplier of which is contracted by the managing agents. Heat energy is supplied by a communal heat network and is billed by Data Energy. Bills are based on the amount used by each individual apartment.

Heating: Gas central heating

Broadband: Superfast broadband achievable at this property with download speeds of up to 80Mbps. (Ofcom).

Parking: Two allocated spaces in outside gated area

Restrictions: Premises can only be used as a private residential apartment, not to be used for business purposes or for holiday lets. Its not permitted to use the allocated parking space for any large commercial vehicle, caravan, boat trailer, house on wheels or any other apparatus capable of being towed.

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