

12 Roundhouse Mews *Lymington, SO41 9LY*

SPENCERS







A delightful town centre Grade II listed two bedroom mews arranged over three floors and benefiting from its own front door and with potential for both pets and as a holiday let investment, plus the use of an external small courtyard

The Property

Accessed via its own front door and without any communal areas, this charming mews house is arranged over three floors. From street level a private door opens to a small hall with stairs to the first floor landing, space for boots and umbrellas and a door through to the well appointed spacious kitchen. There is a range of fitted cupboards and work tops, a window to the front of the mews, as well as integrated appliances including an electric hob, oven, and washing machine.

The first floor landing leads to a generous sitting / dining room complete with large feature windows which allow plenty of light into the room with a westerly aspect overlooking the high street below. Adjacent to the sitting room is a lovely main bedroom, with fitted cupboards and an ensuite shower room. Upstairs there is a second double bedroom with built in cupboards.

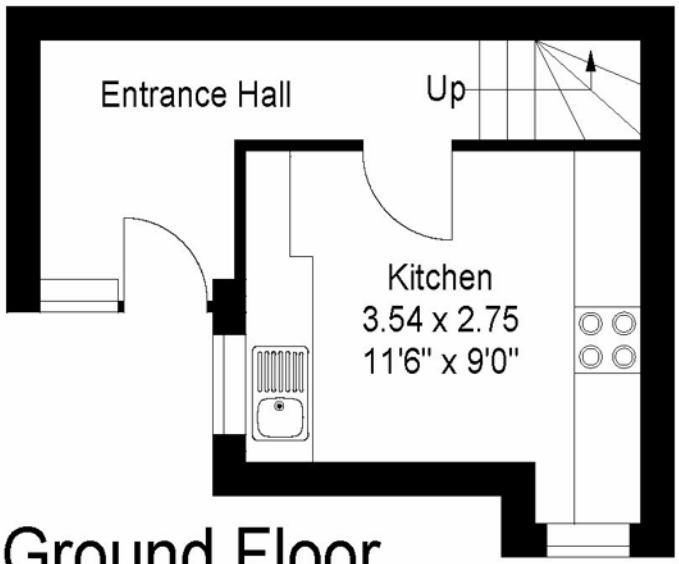
£240,000

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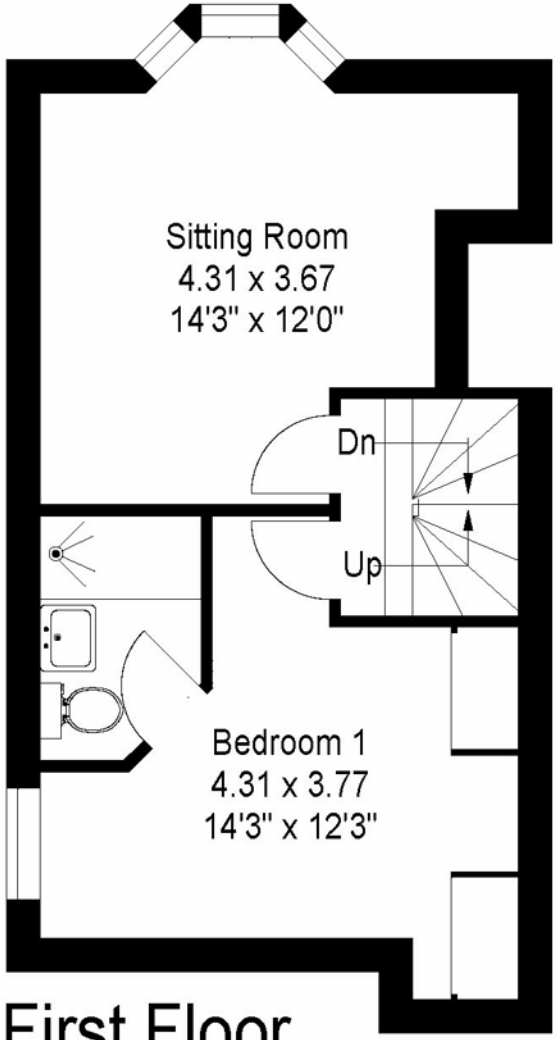
Approximate
Gross Internal Floor Area
Total: 66sq.m. or 710sq.ft.

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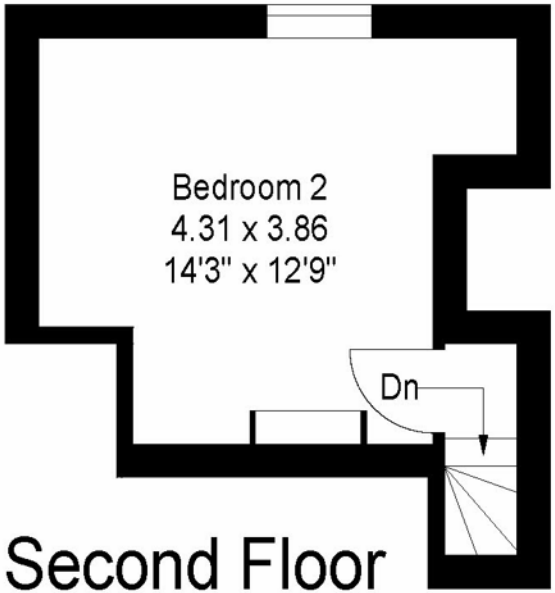
FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Ground Floor



First Floor



Second Floor





Conveniently positioned in a secluded enclave at the top of Lymington's historic High Street, this charming house is exceptionally well presented located in a prime high street position.

The Property continued . . .

The lease has no specific restrictions on renting out the apartment either on long term or holiday lets although it is standard procedure to request permission from the freeholder which would not be unreasonably withheld. Pets are also not excluded under the terms of the lease but all residents are required to not present a nuisance to others.

Directions

From our offices in Lymington, head west up the High Street towards Waitrose. Just before the junction with Queen Street, turn right through the archway leading to Roundhouse Mews. The front door to the apartment will be found 50 yards up on the left hand side.





Grounds & Gardens

The apartment benefits from a small outside seating area ideal for alfresco dining. Whilst this area is not part of the formal Title it is located adjacent to the front door and completely private.

Situation

The apartment occupies an extremely convenient location just off Lymington High Street and, as a result, is screened from passing traffic yet remains very close to all Lymington's shops and restaurants. The apartment is situated within Roundhouse Mews which is an attractive, brick paved, pedestrianised courtyard which provides access to the high street This communal area is gated and locked at night, with access via a key code.

Lymington is an extremely popular place to live or have a weekend bolt hole. There is sailing on the Solent and countless walks and cycle rides across the nearby New Forest. Lymington itself has a thriving high street with a wide range of national and independent shops and boutiques as well as superb cafes, pubs and restaurants. There is a railway station that offers services to London Waterloo via Brockenhurst in under 2 hours.



LYMINGTON QUAY



LYMINGTON SATURDAY MARKET

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

Additional Information

Tenure: Leasehold
Length of Lease: 100 Years
Service Charge: £2650 per annum
Ground Rent: £125 per annum

Council Tax: Band B

Grade II Listed

EPC: D Current: 60 Potential: 67

Property Construction: Traditional Brick & Block

Utilities: Mains electricity, water & drainage

Heating: Electric

Broadband: FFTP- Fibre to the property directly

Parking: Street parking & public parking with economic clock scheme nearby

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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