

139 Almansa Way

Lymington, SO41 9PZ

SPENCERS







Unoccupied since construction and never previously available! Offered in pristine condition and with remaining NHBC warranty until July 2028, this glorious ground floor apartment occupies a unique riverside location right on the water and enjoying superb river views from its kitchen / living room and south facing balcony.

The Property

An apartment of this type and in this location, directly on the River has never been available before. Its generous open plan kitchen / living room faces south and enjoys direct water views through fully glazed sliding doors which open on to the generous balcony. There is also a sliding door onto the large walled garden which also enjoys water glimpses. The kitchen is fully fitted with a range of appliances as well as an island. There are two double bedrooms, both with built in wardrobes and en suites, one bathroom, one shower room. There are also storage cupboards off the hall and a cloakroom with wc and basin.

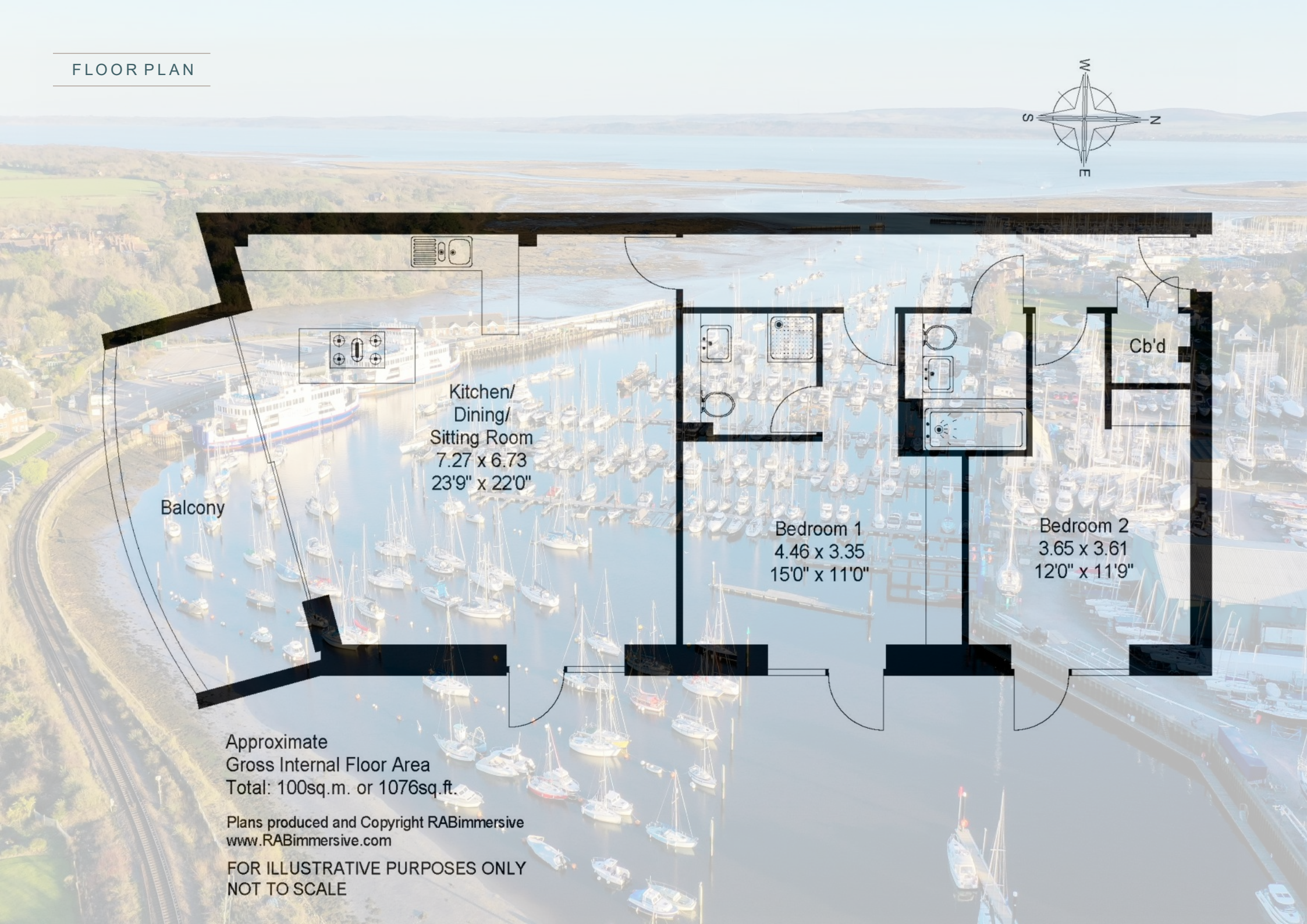
Directions

From Lymington head down the High Street and at the bottom turn left into Gosport Street. Follow the road up to the mini roundabout and take the second exit towards the river. After the traffic lights turn right into Almansa Way and continue to the far end of the road where visitor car parking can be found. From here, head to the steps at the far right end of the road and head up a covered staircase following signs for 31 Ainslie Place. At the top of the staircase, head left and the entrance to the apartment will be found at the extreme end of the row on the right hand side.

£525,000

2 *1* *2*

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 100sq.m. or 1076sq.ft.

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NOT TO SCALE

















The property benefits from two double en suite bedrooms, two underground parking spaces, picturesque riverside walks and easy access to Lymington High Street.

Outside

The large south facing balcony is the jewel in the crown of this highly appealing property. Offering direct and immediate southerly views across the Lymington River towards the quay it is the perfect spot to soak up the sun or entertain friends & family. There is also a large walled garden offering further outside space which can be accessed from the living room and both bedrooms.

The apartment also enjoys undercover allocated parking for two cars.

Situation

Set in a very popular modern development, this delightful apartment enjoys one of the finest views of the Lymington river. With a southerly aspect, the main reception room and balcony look directly onto the Lymington River and is quite simply the perfect position from which to observe the constantly changing vista and activity on the water.

The apartment is just 0.4 miles from Lymington High Street which holds a Saturday market and is also home to a wide range of restaurants, cafes and boutique shops. The town is renowned for its sailing facilities including marinas and clubs. There is a nearby station offering services to Brockenhurst twice an hours and onwards direct to London Waterloo in 1h 30m.

Property Video

Point your camera at the QR code below to view our professionally produced video.



Additional Information

Tenure: Leasehold
Lease Term: 125 years from 2026
Annual Service Charge: £3940.77
Annual Ground Rent: TBC

Utility Supplies: Mains electricity, water and drainage. The gas supply is via a communal system, with the supplier contracted by the managing agents. Heat energy is supplied through a communal heat network and billed by Data Energy. Bills are based on the individual consumption of each apartment

Heating: Gas central heating

Council Tax: Band F

Energy Performance Rating: B Current: 85 Potential: 85

Broadband: Superfast broadband with speeds of up to 80mbps is achievable at this property (ofcom)

Restrictions: The apartment is for private residential use only and cannot be used for business purposes, short-term lets or holiday lets. The allocated parking space must not be used for large commercial vehicles, caravans, boat trailers, motorhomes or any other towable apparatus. Pets may be permitted at the discretion of the managing agents.

Parking: Two allocated spaces within a secure covered parking area

Agents Note: The apartment has remained unoccupied and is offered at a significantly reduced price to reflect the fact that it forms part of the development that is subject to a planning obligation under a Section 106 agreement that requires a pedestrian footbridge and lift linking the development to Lymington railway station to be completed by a specified point in the sales programme. That footbridge has not yet been built despite the best efforts of the developer, which continue. Buyers should be aware of this this and may wish to consider cash purchase or specialist finance. Further information is available from the agent on request.

Agents Note: To help showcase the potential of the space, some images include CGI furniture, fixtures and fittings. This is for visual guidance only.

Important Information

Spencers of Lymington 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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