

79 Almansa Way

Lymington, SO41 9PZ

SPENCERS







Unoccupied since constuction and offered in pristine condition with the remainder of its NHBC guarantee until December 2027. A particularly spacious two bedroom ground floor apartment with its own front door, private courtyard garden and allocated covered parking.

The Property

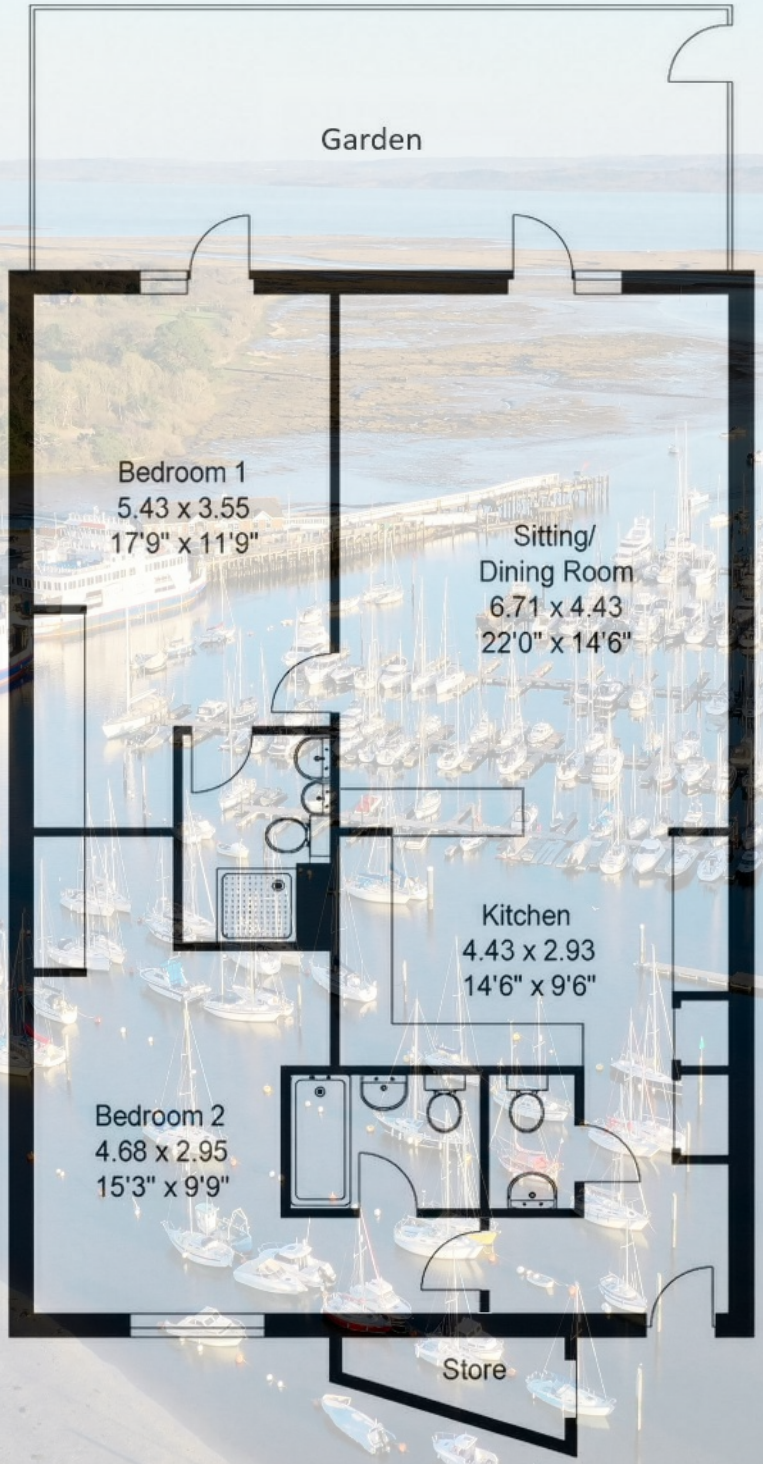
This superb two double bedroom apartment offers exceptional space with accommodation extending to approximately 1,100 square feet with its own front door and private walled garden. The hall features storage cupboards and a cloakroom incorporating a wc and basin. The open plan living space is an extremely generous room incorporating a fully fitted kitchen with breakfast bar opening onto the living / dining room with a sliding door onto the garden. The master bedroom has built in wardrobes, an en suite shower room and sliding door to the garden. The second bedroom features floor to ceiling windows, dressing room and en suite bathroom. The flat benefits from the remainder of the original NHBC guarantee.

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

£400,000

2 1 2

FLOOR PLAN





Approximate
Gross Internal Floor Area
Total: 105sq.m. or 1130sq.ft.
(Excluding Stores)

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NOT TO SCALE



The Situation

Situated within level walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27, which links to the M3 for access to London. There is also a branch line train link to Brockenhurst railway station (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.









This easy maintenance apartment is perfectly positioned for both riverside walks and the High Street. A perfect opportunity for occupation, investment or rental.

Outside

The apartment is approached through its own front door onto Almansa Way. To the rear lies a paved walled garden offering far more outdoor space than one would normally find in an apartment at this price range. There is also an allocated underground car parking space with ample visitor and unallocated residents parking immediately outside. There is a delightful communal lawn adjacent to the apartment which overlooks the river as well as a delightful riverside walk that encompasses the development.

Directions

From the office proceed to the bottom of the High Street turning left in to Gosport Street. At the round about take the second exit towards the river and Walhampton and take the second right in to Almansa Way. The property can be found 200 yrds down the drive on the left-hand side.

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: £4276.85
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 E

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: One allocated space 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.

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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