

Flat 55 Exbury Court

Hillcroft Close, Lymington, SO41 9BA

SPENCERS
COASTAL













A very well presented two bedroom apartment on the ground floor of this modern development less than 350 metres from Lymington High Street. The apartment has a balcony and informal front terrace overlooking communal gardens as well as two car parking spaces.

The Property

This well proportioned and sensibly arranged ground floor apartment has been very well maintained and is presented to a good standard throughout. The front door opens to an entrance hall with store cupboard. Opening off the hall is a generous sitting room with feature fireplace and French windows opening onto a balcony. There is a well fitted separate kitchen complete with integrated appliances and white goods, comprising a fridge, washing machine and full size dishwasher are included in the sale. There are two double bedrooms, one of which has French windows to a paved terrace that forms part of the communal gardens and also has an en suite bathroom. The second bedroom, also a double, is served by a shower room accessed from the hall.

Grounds & Gardens

There is a large terrace area immediately adjacent to one of the bedrooms which forms part of the communal gardens. It is west facing and provides a pleasant place to sit and enjoy the evening sun. There is an east facing balcony opening off the sitting room and there are landscaped gardens with mature, well maintained planting across the development.

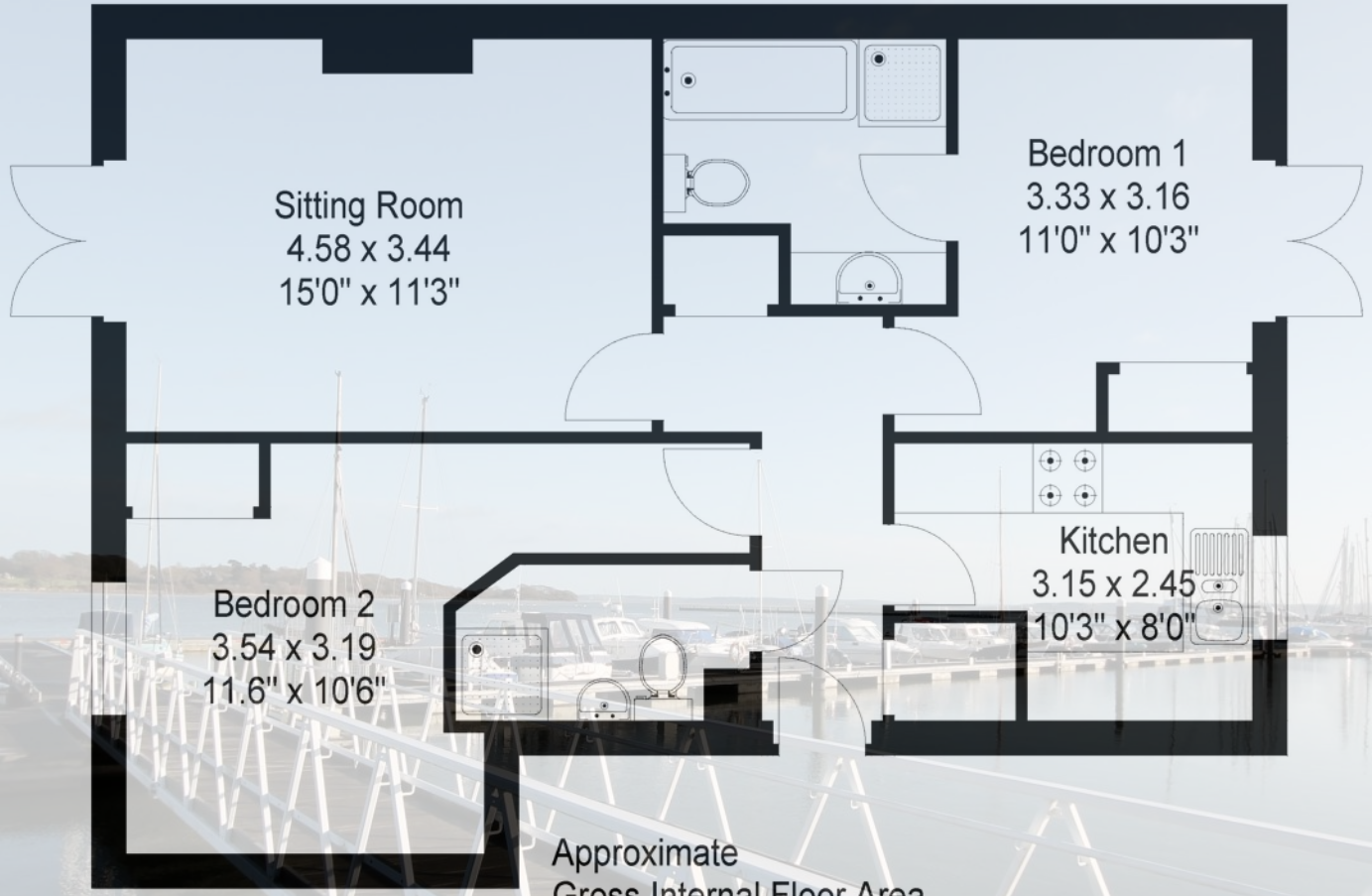
Directions

From our office head down the High Street and turn left into New Street next to Costa Coffee. Continue along New Street for approximately 325 yards and Exbury Court will be found on the right hand side.

£245,000

2 1 2

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 61sq.m. or 657sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





The Situation

This charming apartment is set in a peaceful development just moments from the centre of Lymington. The nearby High Street offers a wide range of national stores and independent boutiques as well as numerous cafes, pubs and restaurants. Lymington's historic quay is at the bottom of the high street and the nearby sailing facilities are a magnet for sailors. The New Forest lies to the north and offers a wide range of walks and rides across the open countryside. Lymington has a railway station offering services to London Waterloo via Brockenhurst in a little over two hours.

Additional Information

Tenure: Leasehold
Lease Term: 155 years from 1 April 2003
Lease Term Remaining: 132 years
Annual Service Charge: £1,920.00 per annum
Annual Ground Rent: Approximately £125.00 per annum
Ground Rent Review Period: tbc

Council Tax: D
Energy Performance Rating: C Current: 78 Potential: 80
Utility Supplies: Mains electric, water and drainage
Heating: Gas central heating
Broadband: Superfast Broadband with download speeds of up to 80 Mbps are available at the property (Ofcom).

Pets: At the discretion of the Management Company
Holiday Lets: No
Long Term Lets: Yes
Parking: Two allocated spaces within communal car park

Important Information

Spencers of The New Forest 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.



LYMINGTON QUAY

For more information or to arrange a viewing please contact us:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 **E:** lymington@spencerscoastal.com

www.spencerscoastal.com