

10 Halyard House

6 Avenue Road, Lymington, SO41 9GJ

SPENCERS













An exceptional and beautifully appointed two double bedroom penthouse apartment, offering a superb combination of contemporary style, generous proportions and an enviable position.

The Property

Accessed via a secure communal entrance with security intercom system, Halyard House opens into a welcoming and beautifully maintained lobby, with stairs and lift access to the first floor. The immaculate communal areas create an excellent first impression and set the tone for this impressive home. The private entrance opens into a spacious and welcoming hallway, with a deep storage cupboard housing the pressurised water cylinder, providing excellent space for coats, boots and everyday essentials. At the heart of the apartment is the truly impressive open-plan living and dining space, where generous proportions, an abundance of natural light and far-reaching views towards the Isle of Wight combine to create an exceptional setting for both everyday living and entertaining. South-facing, the room is bathed in sunlight throughout much of the day, creating a bright and inviting atmosphere. Double doors open into the beautifully appointed kitchen, thoughtfully designed with a range of shaker-style wall and base units, complemented by elegant granite worktops. A comprehensive suite of integrated Bosch appliances includes an electric oven, hob with extractor hood, microwave, fridge/freezer, dishwasher and washing machine, combining style with practicality.

£395,000

2 1 2

FLOOR PLAN

Second Floor

Approx Gross Internal Area
128.8 sqm / 1386 sqft

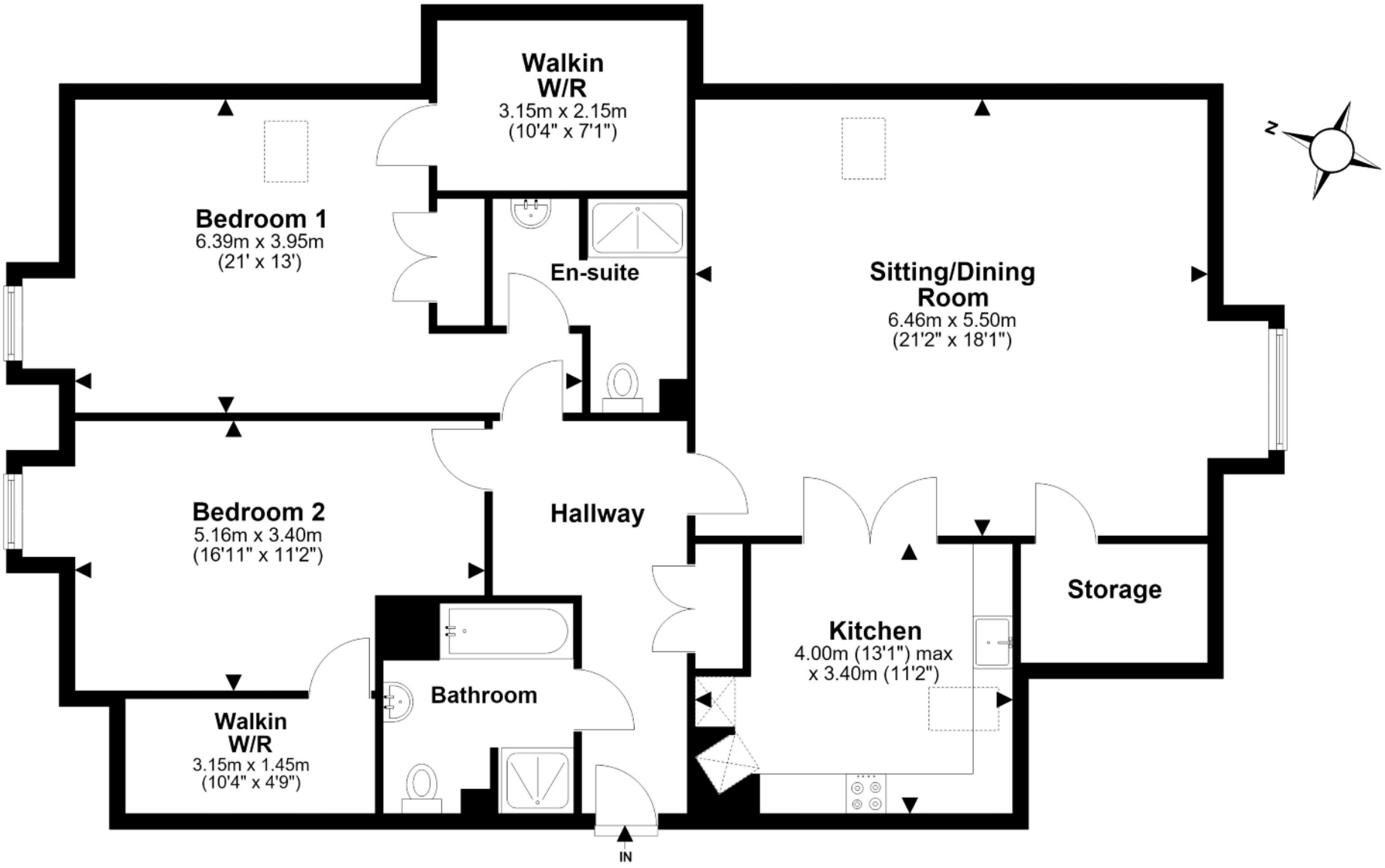


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





Presented in immaculate condition throughout, this impressive residence enjoys far-reaching views towards the Isle of Wight, creating a wonderful sense of space and tranquillity.

The Property continued . . .

The accommodation continues to the generous principal bedroom, which benefits from excellent proportions and a stylish en-suite shower room. The second double bedroom is light, airy and well-proportioned, with the added benefit of a large storage cupboard. Completing the home is a spacious modern family bathroom, featuring both a separate bath and shower. Throughout, the property delivers an enviable combination of space, light and effortless low-maintenance living. Offered chain free, this is an exceptional home with a wonderfully bright and spacious feel, ideal for those seeking a stylish coastal lifestyle in a beautifully presented setting.

Directions

From the High Street continue past the church and through the one-way system towards Brockenhurst. At the first set of traffic lights turn right into Avenue Road where Halyard House can be found a short distance along on the right hand side.





Further complemented by the benefit of an allocated parking space, the apartment is ideally positioned just a short stroll from Lymington High Street.

Grounds & Gardens

The property benefits from a private parking space located at the rear, conveniently positioned under a covered carport, as well as two visitor parking spaces at the front of the property. The entrance gates are automated and remain closed between 7:00pm and 7:00am. At the rear of the property, there is a lovely communal garden area, providing a pleasant space to relax, sit out and enjoy the sunshine.

Situation

The property is situated in the beautiful Georgian market town of Lymington and is within a short walking distance of its cosmopolitan shops and picturesque harbour. The property also benefits from being in catchment area of Lymington Infant School which has an Ofsted rating of outstanding. Within easy reach are the two large deep water marinas and sailing clubs, for which the town has gained its status as a world renowned sailing resort. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturday a market is held in the High Street, the origins of which probably date back to the 13th century. 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 (approx. 5.5 miles) which gives direct access to London Waterloo in 90 minutes.











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: 125yrs from 2007 (106 Years remaining)
Ground Rent: £200, per annum
Service Charge: £3058 per annum
Restrictions: No Dogs

Council Tax: Band C

EPC: B Current: 81 Potential: 83

Property Construction: Traditional brick and block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

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

Parking: 1 x Allocated Space

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