

37 Almansa Way

Lymington, SO41 9PZ

SPENCERS







Occupying a prime riverside location in a unique position with views of Lymington River and the Isle of Wight within this popular modern development. The immaculately presented two bedroom apartment further benefits from two ensuite bathrooms, a wonderful east facing balcony with river views, open plan living and private covered parking.

The Property

Completed in 2017, this superb apartment is situated in an exclusive enclave in the prestigious Redrow development and occupies a secure and secluded position accessible via a lift or stairwell to the first floor. The apartment has been finished to an extremely high specification and there is underfloor heating throughout the property together with a balanced ventilation system with heat recovery to provide a healthy interior climate and optimum comfort level.

The front door opens into a spacious entrance hall from which the accommodation flows through to the contemporary spacious living room. This sizeable room allows for generous zoned areas with unrivalled river views from the spacious balcony. The kitchen has Siemens appliances including a washer dryer, a dining area and sitting area. A sliding door leads out onto the decked private balcony which offers views both across to the river. The principle double bedroom has a wall of fitted wardrobes, en-suite shower room and has a door to the balcony, a good place to sit and have morning coffee with views out towards the river. Bedroom two is also a good size. The bedroom benefits from a lovely fitted en-suite and fitted wardrobes. There are two useful storage cupboards in the hall.

£450,000

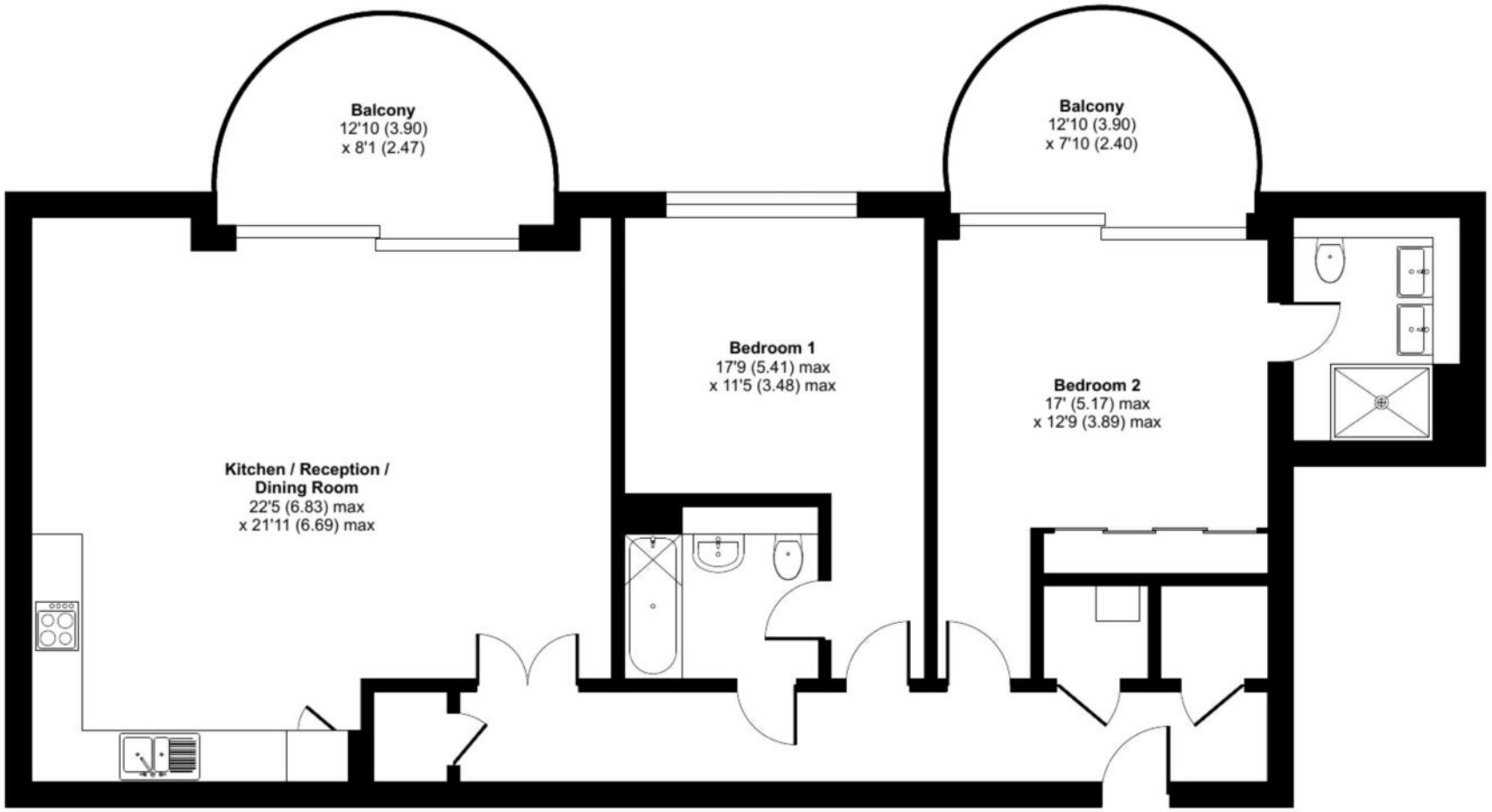
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FLOOR PLAN

37 Almansa Way, Lymington, SO41 9PZ

Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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The property is offered with no forward chain.

Outside

There are two lovely balconies accessed from both the lounge and second bedroom providing wonderful river views. There is visitor parking to the front of the building with the added benefit of secure, allocated, under ground parking.

The Situation

The apartment is located close to the waterfront looking over Lymington River. The property is 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.

Directions

From our offices in Lymington, head down the High Street and at the bottom, follow the road as it turns sharply to the left. Continue to the roundabout and turn right towards Beaulieu. Take the second turning on the right into Almansa Way, and the communal door and lift to the apartment will be found towards the middle of the complex on the left.





Additional Information

Tenure: Leasehold
Lease Term: 125 years from January 2012
Lease Term Remaining: 110 years
Annual Service Charge: Approximately £2,400
Annual Ground Rent: Approximately £300
Annual Ground Rent Increase (%): TBC
Frequency of any increase (the review date): TBC

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

Heating: Gas central heating

Council Tax - E

Energy Performance Rating: C Current: 78 Potential: 78

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

Restrictions: The apartment can only be used for private residential use only. Not to be used for business purposes or short term lets/holiday lets. It is not permitted to use the allocated parking space for any large commercial vehicle, caravan, boat trailer, house on wheels or any other apparatus capable of being towed. Pets considered at the discretion of the managing agents.

Parking: One allocated space within a secure covered parking area

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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