

42 Dorchester House

Hillcroft Close, Lymington, SO41 9BA

SPENCERS





A spacious and well presented two double bedroom, two bathroom, first floor apartment with a lift positioned just outside of the main entrance door to the flat. There are southerly sunny and leafy views from the private sitting room balcony.

The Property

The communal entrance has a security entry phone and gives access to the hallway where there is a straight staircase and a lift to the apartment on the first floor.

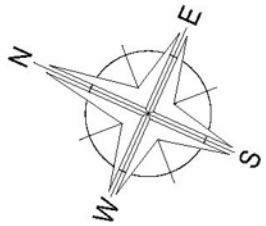
The front door opens in to the hallway with a storage cupboard for coats and boots and an airing cupboard housing a pressurised hot water tank. A door leads to the double aspect living room with twin French windows opening onto a balcony with a southerly aspect. This provides a perfect position for alfresco dining and morning coffees. The main living room is well proportioned offering ample space for seating and dining areas and with an electric fireplace and surround. A well-appointed kitchen is comprehensively fitted with ample storage cupboards and worktops and with appliances to include a dishwasher, oven and hob with extraction above. There is also space for a full height fridge/freezer. The Worcester gas fired boiler is also situated in the kitchen which provides domestic hot water and heating.

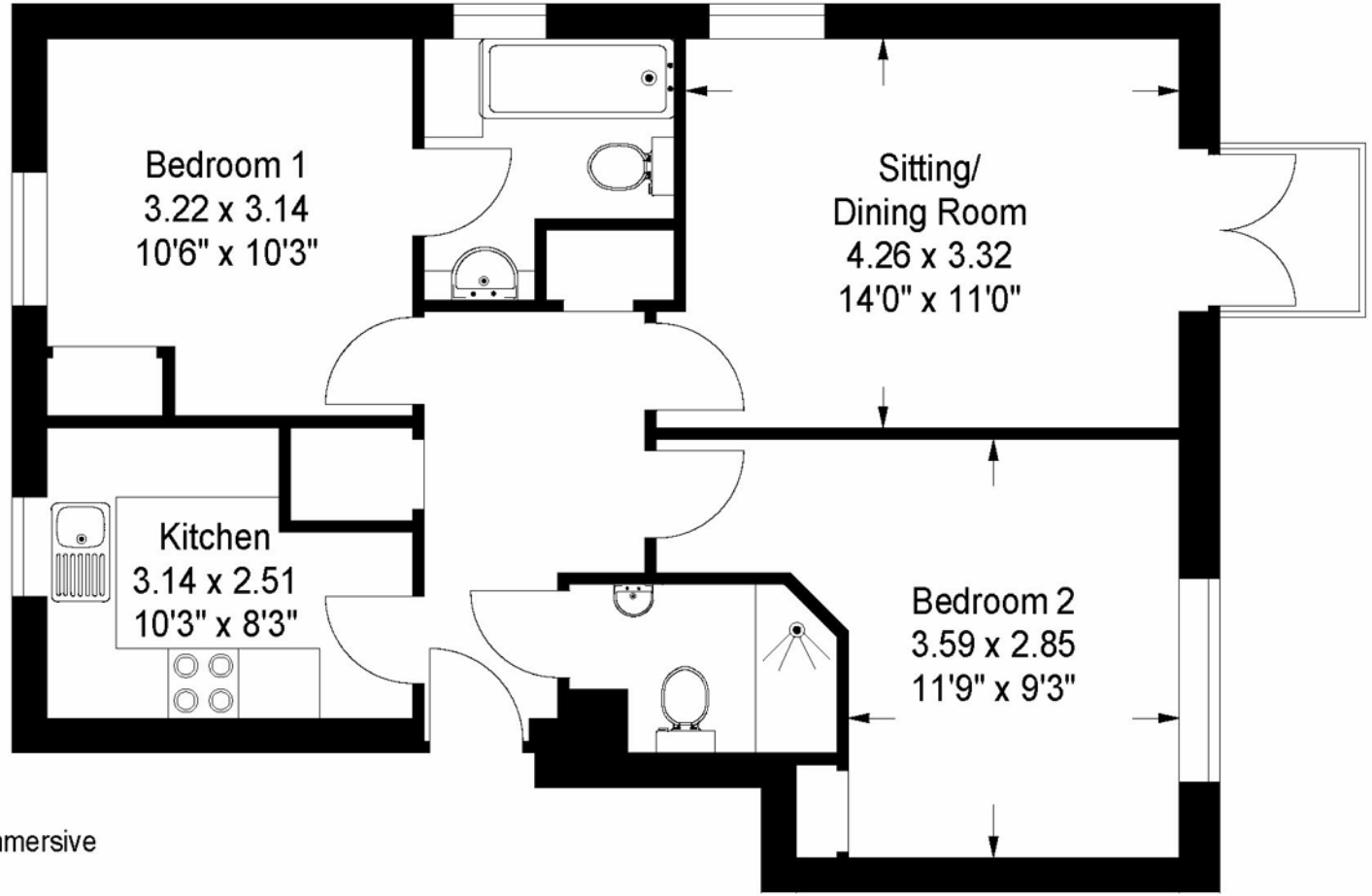
The principal bedroom is a good-size room with ample fitted storage provision. A door leads to the en-suite bathroom with shower over the bath, vanity hand basin unit and wc. Bedroom two is a double with fitted storage and a window overlooking the garden. Completing the accommodation is the second fully tiled and immaculate shower room with corner curved shower cubicle, fitted vanity unit incorporating storage and the basin, wc, and heated towel rail.

£275,000

2 1 2

FLOOR PLAN





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

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NOT TO SCALE





There are southerly sunny and leafy views from the private sitting room balcony. The apartment has the benefit of a garage and is extremely convenient to access Lymington's town centre.

Grounds & Gardens

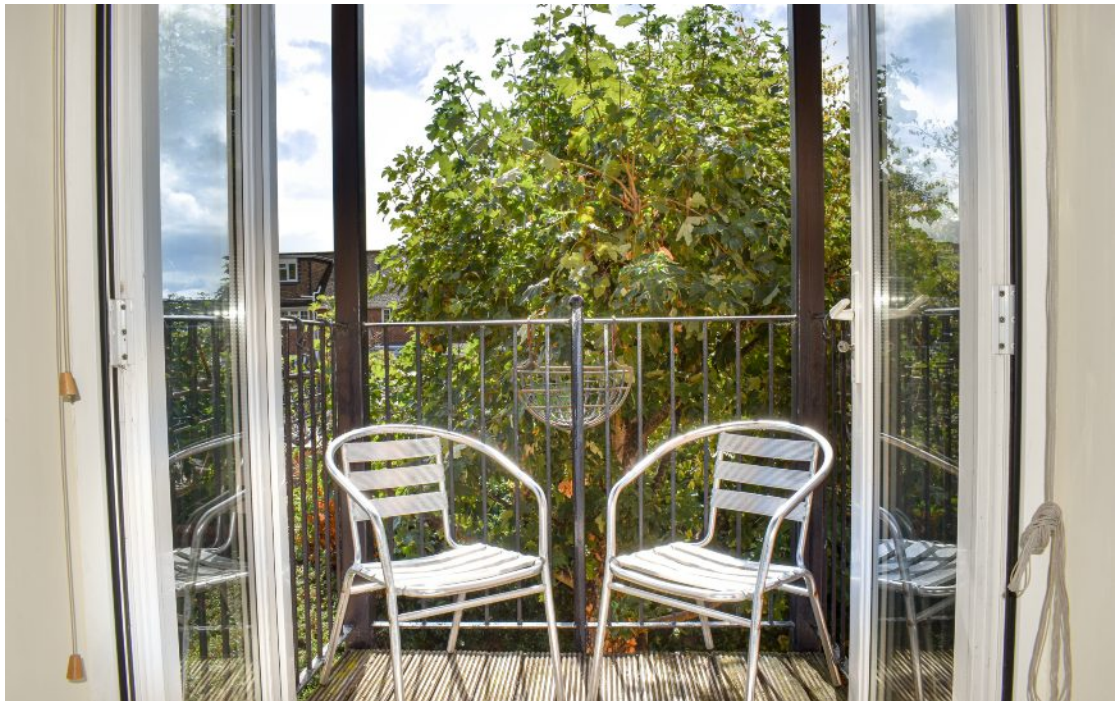
The apartment enjoys a private balcony opening off the living room with a sunny and leafy outlook. There are also communal gardens which extend around the apartments. There is also the benefit of a garage with the apartment, which is something only a few apartments in the building have.

Situation

The Georgian market town of Lymington has a wide range of shops and boutiques including three supermarkets, as well as having the benefit of excellent sailing facilities including two large marinas on the Lymington River. Every Saturday there is a Charter Market which runs the entire length of the High Street. Lymington offers a branch line rail link to the New Forest village of Brockenhurst (approximately 15 minutes), which is some 5 miles to the north by road, which in turn offers a mainline fast link to London (Waterloo approximately 90 minutes). Junction 1 of the M27 lies about 12 miles to the north, and links with the M3 for access to London. The stunning New Forest National Park is just a few minutes drive from the town with extensive walking, cycling and riding opportunities.

Directions

From our office in the High Street turn left out of the door and then take the first left into New Street just after Boots pharmacy. Proceed along this road for approximately 0.2 miles and turn right into Hillcroft Close. Dorchester House is located towards the far end of Hillcroft Close on the right hand side.





The walk is only some 200 meters from the high street where there is a delightful range of shops, cafes, restaurants and the famous Saturday market.

Additional Information

Tenure: Leasehold
Length of Lease: 104 years remaining
Annual Service Charge: £2500 per annum
Annual Ground Rent: £250 per annum

Council Tax: Band D

EPC: C Current: 80 Potential: 81

Property Construction: Concrete construction

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: FFTC- Fibre-optic cable to the cabinet, then to the property

Parking: Garage

Restrictive Covenants: Yes- cannot rent home out as a holiday let

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:
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