

17 Pyrford Gardens

Belmore Lane, Lymington, SO41 3NR

SPENCERS





A first floor one bedroom retirement apartment (over 55's) with views over the communal gardens in a sought after retirement development moments away from Marks & Spencer in a leafy part of Lymington.

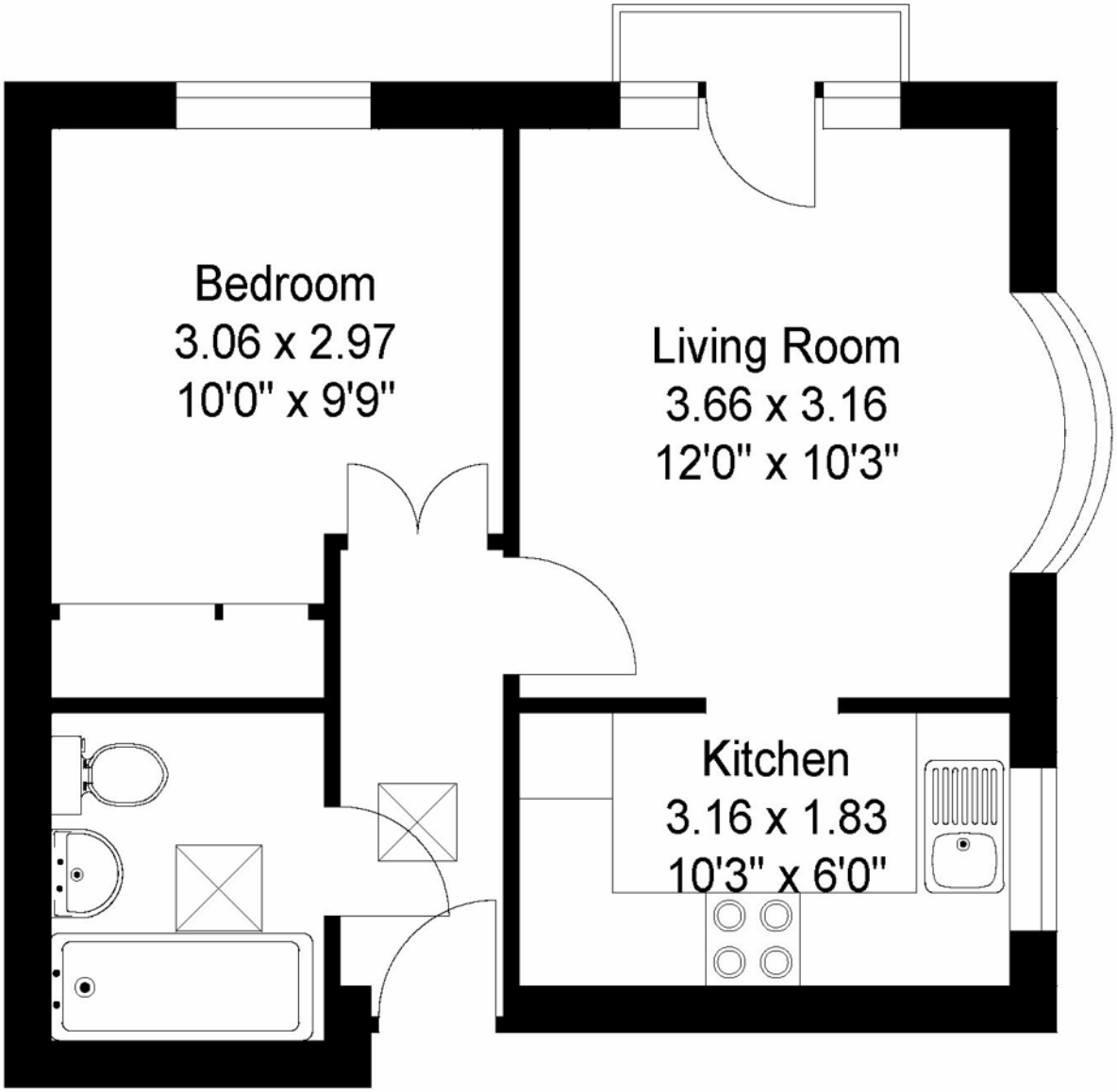
The Property

A spacious communal entrance hall welcomes you to the retirement development. The apartment is located on the first floor which can be easily accessed via lift or by stairs. The private entrance door opens into the well proportioned hallway with access to all rooms and benefits from new carpeting. The dual bright and airy aspect living room has a Juliet balcony and double doors offering views of the leafy communal gardens. A door leads through to the kitchen which is fitted with a Neff electric oven and hob, fridge and separate freezer and a range of work surfaces and cupboard units. The double bedroom benefits from a large fitted wardrobe, newly fitted carpets and has views over the communal gardens. The separate bathroom has a suite comprising bath with shower attachment, wc and wash basin. In addition to new carpeting and double glazing the apartment also has use of an attic which benefits from a newly fitted loft ladder and light leading to the boarded and insulated loft space offering plenty of additional storage. There is a communal lounge on the ground floor with regular social events.

£125,000

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FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 35sq.m. or 377sq.ft.

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NOT TO SCALE











The property benefits from all new double glazed windows and doors as well as a communal lounge area, separate laundry room and onsite House Manager.

Grounds & Gardens

There are landscaped communal gardens for the residents to enjoy. Parking is at the front of the building and there is an opportunity to either rent or buy one of the spaces. There is a separate laundry room with several communal washing machines and tumble dryers.

Situation

Pyrford Gardens is set in a most sought after location in Lymington, close to the High Street and within minutes from the Marinas and Sailing Clubs and within a few hundred metres of Marks and Spencer and Boots. The Georgian market town of Lymington offers cosmopolitan shopping and a picturesque harbour 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 a branch line train link to Brockenhurst Railway Station (approximately 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Directions

From our office in the High Street proceed into St Thomas Street and immediately before the one way system take the turning on the left hand side into Belmore Lane. Continue along the lane where the entrance to Pyrford Gardens can be found on the left hand side. Proceed up the private driveway and the development can be seen directly in front.



Additional Information

Tenure: Leasehold
Length of Lease: 152 years remaining. The lease was recently extended in February 2026
Monthly Service Charge: £250
Annual Ground Rent: Peppercorn amount

Council Tax: Band C

EPC: C Current: 71 Potential: 83

Property Construction: First floor flat

Utilities: Mains electricity, water & drainage

Heating: Herschel electric heating panels

Broadband: Superfast broadband achievable with download speeds of up to 80Mbps (Ofcom)

Parking: Communal parking, There is an opportunity to buy or rent a car park 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:
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