

18 Ainslie Place

Lymington, SO41 9PX

SPENCERS
NEW FOREST







An immaculately presented split level one double bedroom duplex with modern open plan living within the Lymington Shore complex with the benefit of an outdoor patio area, secure underground parking and a short walk to the quay, marina and Lymington market town.

The Property

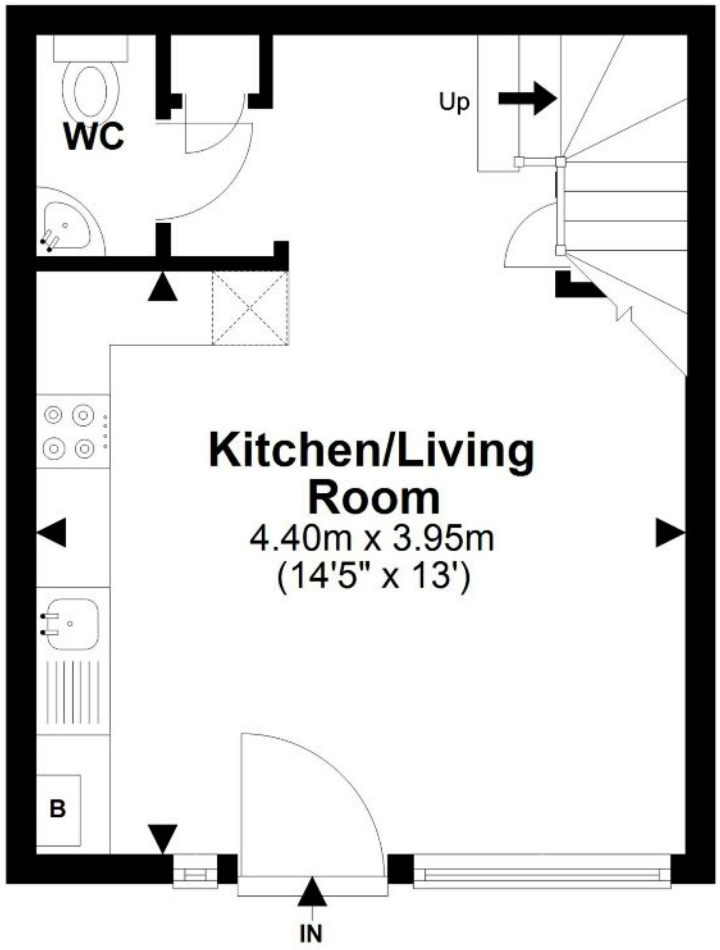
On entering the property you are welcomed into a light and airy open plan living room which flows into the contemporary kitchen/dining area. The lounge is well presented in neutral colours with views to the private patio, under stairs storage cupboard and stairs leading to the first floor. The kitchen is fitted with a modern range of cupboards and drawers, matching eye level units with under lights, stainless steel oven with four ring induction hob and extractor hood. Integrated appliances to include four ring gas hob, oven, extractor, dishwasher, fridge/freezer and plumbing for washing machine. There is an useful cupboard providing additional storage.

£295,000

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Approx Gross Internal Area
48.8 sqm / 525.7 sqft

Ground Floor



First Floor

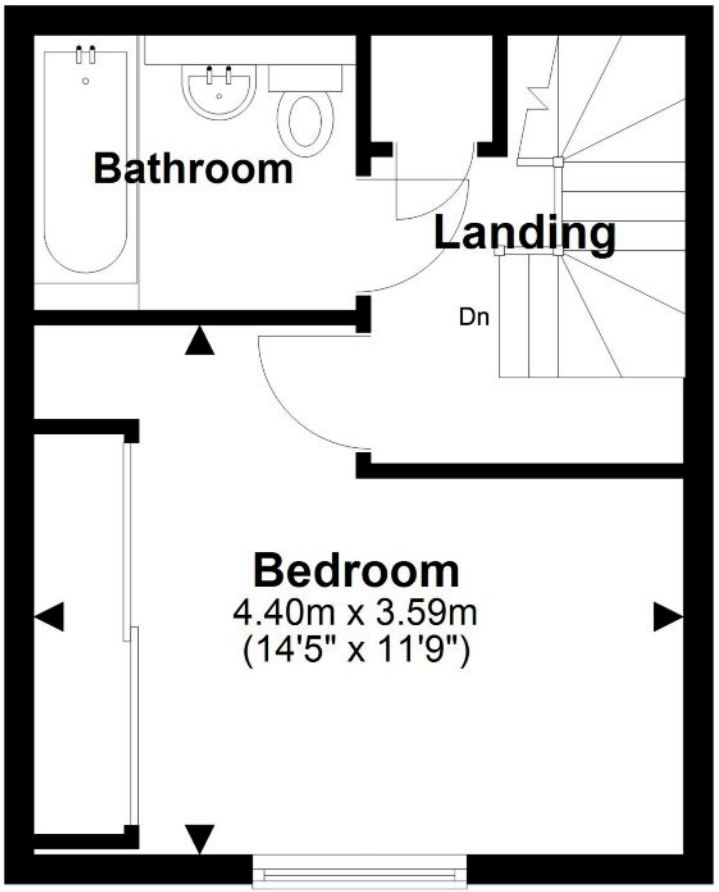


Illustration for identification purposes only; measurements are approximate, not to scale.
www.fpusketch.co.uk
Plan produced using PlanUp.





Pleasant river walks surround the apartment with a nature trail and bird hide

The Property continued . . .

Stairs lead from the hallway to the first floor with a useful cupboard providing the air exchange system as well as useful storage and loft access. The principal bedroom is a very spacious, light and airy room with views across Lymington station and further to the houses above the town. The bathroom is a white suite with bath and over shower. In addition the property has double glazing and an air filtration system.

The Situation

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.





The property is offered with vacant possession

Grounds & Gardens

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Directions

From our office proceed to the bottom of the High Street turning left in to Gosport Street. At the round about take the second exit towards the river and Walhampton and take the second right in to Almansa Way. At the end of the road, park and take the steps on the right which rise to Ainslie Place. At the top of the stairs turn right and the property is 50 yards down on the right.



LYMINGTON QUAY



LYMINGTON SATURDAY MARKET

Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college

Services

Tennure: Leasehold
Length of Lease: 125 years as of 2012
Annual Service Charge: 946.65
Annual Ground Rent: Peppercorn per annum

Council Tax: Band B
EPC - C Current: 75 Potential: 80
Construction: Third floor flat, standard construction
Utilities: Mains electricity, water & drainage
Heating: Gas central heating
Parking: Allocated space
Superfast Broadband of up to 80 Mbps is achievable at the property (Ofcom)

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.



For more information or to arrange a viewing please contact us:
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