

# 23 Andrews Lodge

*Lymington, SO41 9AX*

SPENCERS







*A well presented, two double bedroom, two bathroom first floor retirement apartment for the over 60s with onsite house manager, parking, communal lounge, guest suite and communal gardens.*

## The Property

Double doors opening to the communal main entrance with lift and stairs to the first floor. Private entrance door opens in to the hall with a generous sized coats cupboard for boots and umbrellas offering spacious storage. The whole apartment is light and bright and well decorated with the south facing living room overlooking the gardens. There is ample space for sofas and dining room furniture and a feature fireplace with electric fire. There is a door through to the well fitted kitchen with range of cupboards and work surfaces, integrated under counter fridge and freezer, fitted hob with extractor hood over and a pleasant southerly aspect.

*£125,000*

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# FLOOR PLAN

First Floor

Approx Gross Internal Area
65.1 sqm / 700.3 sqft

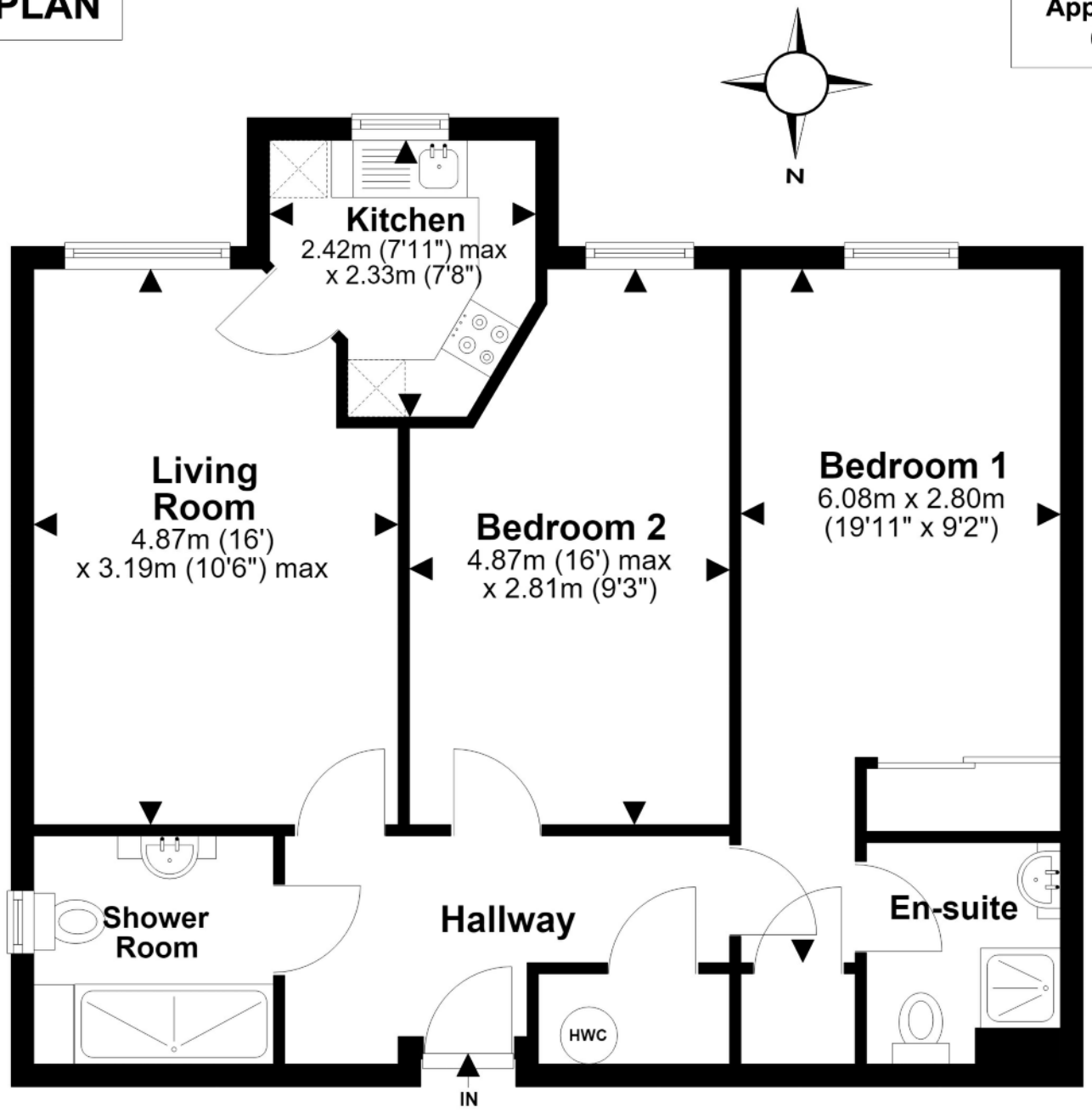



Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk





*The private apartment is situated close to the amenities provided by Lymington High Street and within short walk of Waitrose, the town quay and train station.*

## The Property continued . . .

There are two double bedrooms, the primary bedroom has a south aspect with a range of fitted wardrobes and an ensuite shower room. Bedroom two has a similar aspect with ample space for bedroom furniture. The fully tiled bathroom comprises a double walk in shower, wash hand basin and wc. In addition to the private apartment there is a guest apartment that can be rented for family visits, a communal lounge and a communal laundry room.

## Directions

From our office in the High Street, head toward the top of the High Street and on to the one way system and in to Southampton Road. Continue straight ahead through the traffic lights. Andrews Lodge and Tylers Close can be seen after approximately 250 metres on the right hand side. Turn right into Tylers Close and park on the left hand side.





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

## Grounds & Gardens

The apartment has beautifully maintained communal landscaped gardens with a peaceful seating area. There is a communal parking area available at the front of the building and residents' private parking at the rear of the building. One important feature is the proximity to Waitrose and the high street and the low outgoings when compared to similar homes near by.

## Situation

The property is situated in the beautiful Georgian market town of Lymington, within walking distance of the High Street having excellent shopping, restaurant and transport facilities. Lymington is surrounded by the outstanding natural beauty of the New Forest National Park and on Saturdays a market is held in the High Street. 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 which provides a half hourly service to London Waterloo with a journey time of 90 minutes.


LYMINGTON SATURDAY MARKET


LYMINGTON QUAY

## Additional Information

Tenure: Leasehold
Annual Ground Rent: £1000
Annual Service Charge: £4,500
Length of Lease: 79

Council Tax: Band D

EPC: B  Current: 85  Potential: 86

Property Construction: Traditional brick & block

Utilities: Mains electricity, water & drainage

Heating: Electric

Broadband: FFTP- Fibre to the property directly, superfast broadband achievable with download speeds of up to 80Mbps (Ofcom)

Parking: Communal parking

Agents Note: Communal lounge and free to use equipped laundry plus a guest suite

## 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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