

24 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

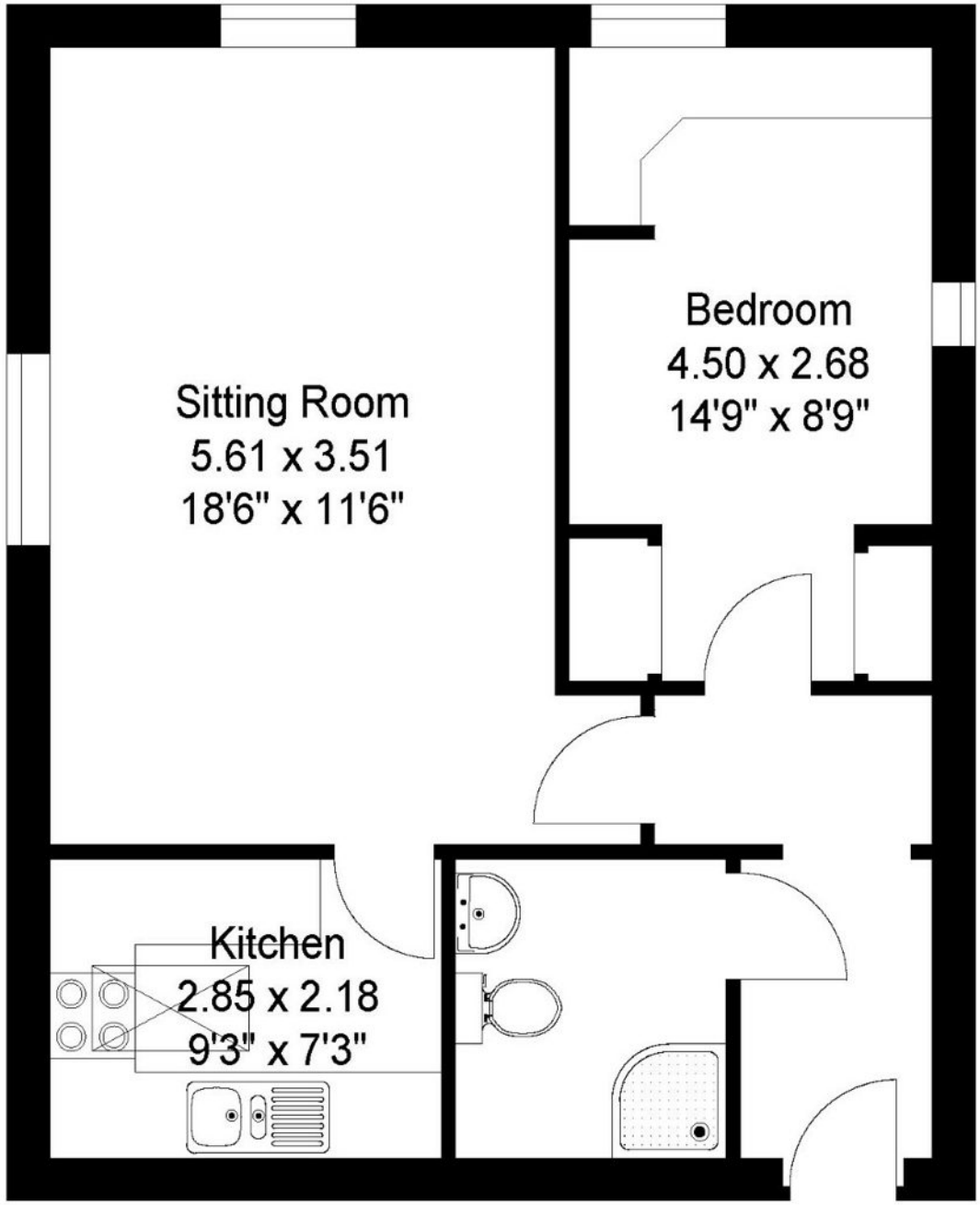
Stairs lead to a spacious communal entrance hall and the private front door to the apartment located on the first floor. The well proportioned hallway with access to all rooms and benefits from which has had a recently new fitted fuse box. The dual aspect living room has been fitted with new heaters with a remaining 10 year guarantee and double windows offering views of the leafy communal gardens. A door leads through to the kitchen which is fitted with an induction hob and a AEG oven, space for a fridge and freezer and a range of work surfaces and cupboard units. The double bedroom has been fitted with Sharps furtniture, modern carpets and has views over the communal gardens. The separate bathroom has a modern shower wc and wash basin. In addition the apartment has a fitted loft ladder which leads to the boarded and insulated loft space offering plenty of additional storage.

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.

£120,000

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Approximate
Gross Internal Floor Area
Total: 48sq.m. or 517sq.ft.

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NOT TO SCALE





Grounds & Gardens

There are landscaped communal gardens for the residents to enjoy. Parking is at the front of the building and is on a first come first serve basis.

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
Ground Rent: £75 payable every year
Service Charge: £3,000
Length of Lease: 99 years from 1989, 62 years remaining
Restrictions: Must be over 55 years of age

Council Tax: Band D
EPC: D Current: 63 Potential: 76

Property Construction: First floor flat, standard construction

Utilities: Mains electricity, water and drainage

Heating: Electric

Broadband: FFTP- Fibre to the property directly Superfast broadband speeds of up to 76mbps

Parking: Communal parking

Agents Note: To help showcase the potential of the space, some images include CGI furniture, fixtures and fittings. This is for visual guidance only.

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.



Nearby Woodside Garden

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