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Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

5, Bucklers Mews Anchorage Way, Stanford Hill, Lymington, Hampshire, SO41 8JL



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# Bucklers Mews

Bucklers Mews is a fabulous development of apartments and cottages situated in a tucked away yet highly convenient position, close to Lymington High Street, Waitrose and Marks & Spencer.

This Georgian market town is positioned within the New Forest National Park and is situated on the Lymington River on the Solent. A street market is held in the town every Saturday which attracts visitors from near and far to shop for everyday produce including fruit and vegetables, bread, meat and cakes, as well as clothes, jewellery, local crafts and household items.

The cobbled street of the Old Town leads you to the Quay where you will find a mixed array of luxury yachts and fishing boats, and where you can take a cruise along the Lymington River. The town has two marinas and two sailing clubs and is home to the Royal Lymington Yacht Club.

Lymington Town railway station is located in Station Street where South West Trains operates services to Lymington Pier and to Brockenhurst where connecting trains can be boarded for destinations including Southampton, Winchester, London Waterloo, Poole, Weymouth and Manchester.

The Isle of Wight car and passenger ferry operates regularly between Lymington and Yarmouth taking just 40 minutes, making it the shortest and fastest route to the Isle of Wight.

Bucklers Mews requires residents to be a minimum of 55 years old.



# Property Overview

**\*\*TWO DOUBLE BEDROOMS, TWO BATHROOMS, PRIVATE PATIO AREA AND A WONDERFUL TUCKED AWAY POSITION CLOSE TO LOCAL AMENITIES AND LYMINGTON HIGH STREET\*\***

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom, two bathroom ground floor apartment which enjoys a Patio overlooking the communal garden. The property has been recently redecorated and modernised, to include a new bathroom and ensuite. This property also benefits from no forward chain.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens on to the Patio and lovely garden area, which enjoys the sun.

The Kitchen is accessed via the Hallway and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer with space for a washing machine. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in part mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The En-Suite Shower room has a sizeable shower cubicle, a WC with wash hand basin over, and a window.

Bedroom Two is another good size room with built in wardrobes and could also be used as a Study or Hobby Room.

The main Bathroom has a bath with shower attachment, WC, wash hand basin and window.

Both the En-Suite and main Bathroom have been recently updated.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- Two bedroom, two bathroom retirement apartment
- En Suite to Bedroom One
- Own Patio area with access to garden
- Wonderful decorative order
- No forward chain
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre & excellent transport links
- Owners' private car park with one allocated space



# Key Information

Service Charge - £1,894.80 per annum

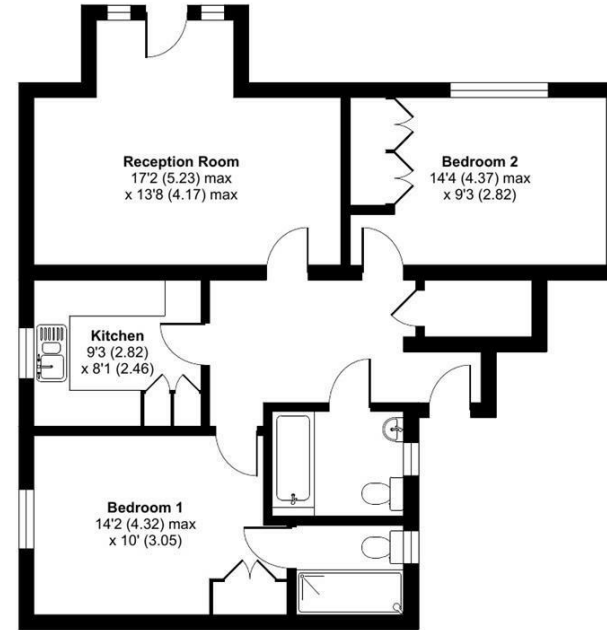
Ground Rent - £93.20 per annum

Council Tax: Band D

125 year Lease commencing August 1993

Approximate Area = 779 sq ft / 72.4 sq m

For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1095181

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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