



Colway Lane, Lyme Regis  
£325,000

FORTNAM  
SMITH & BANWELL



# 1 Glen Andred

£325,000

**Ground Floor Apartment ~  
Two Bedrooms ~ Sea Views ~  
Spacious Lounge/Diner ~  
Communal Gardens ~  
Allocated Parking**

## The Property

Glen Andred, an impressive Edwardian residence was built in the early 1900's and carefully restored and developed in 1989/90. The house was then sympathetically divided into five individual luxury apartments. Situated in a quiet sought after residential area about 3/4 of a mile from the sea front and beaches with picturesque walks along the River Lym to the town centre or inland towards Uplyme.

The property accessed via the original communal entrance door leads to the lobby with space for coat hanging. The hallway has a useful storage cupboard and enters into the spacious Lounge with original gas fireplace and window looking over the communal gardens.

The kitchen is fitted with a range of wood painted units comprising base cupboards and drawers with matching wall cupboards and display units. Roll edge work surfaces have tiled splashbacks and an inset sink/drainer. Built in fridge/freezer. Appliance space for washing machine, dishwasher and gas cooker.





Tiled flooring, wall mounted gas combi boiler. A rear access door leads to the rear garden.

The main double bedroom benefits from excellent views to the sea with the second bedroom leading to the conservatory that looks over the communal gardens.

### Outside

An impressive driveway entrance flanked by natural stone walling and colourful flower borders leads to the parking area at the front of Glen Andred. Each apartment having its own parking space. There are also two additional visitor spaces. The established professionally landscaped south facing gardens include mature trees, areas of lawn, flower beds, shrubs and seating areas. The property also benefits from a useful cellar fitted with light, power and shelving.

### Material information & Tenure

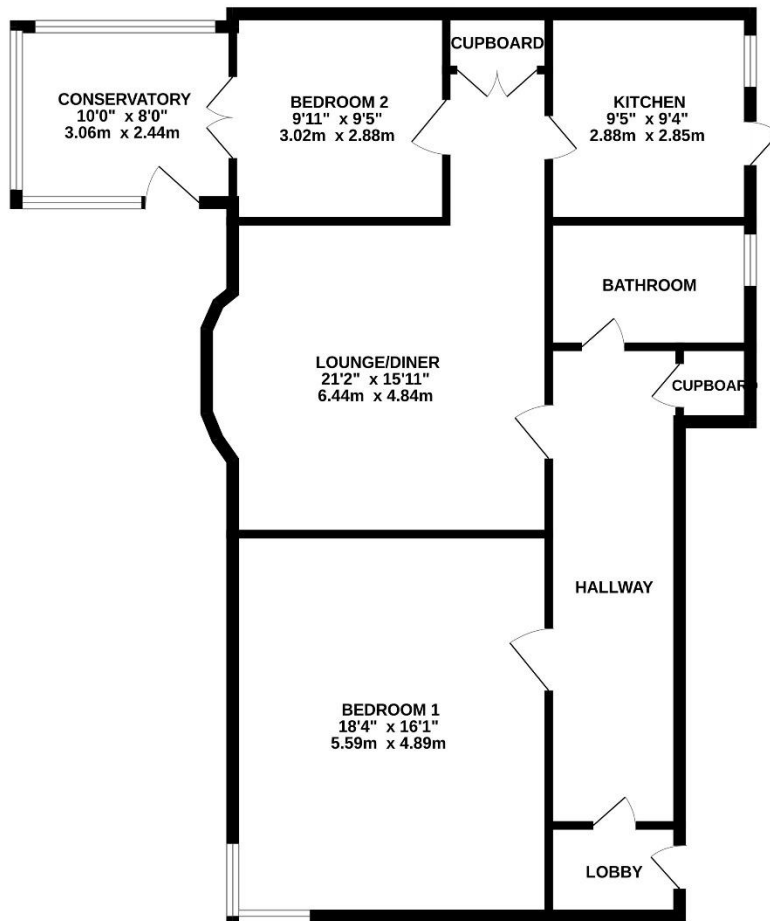
The property is held on a 999 year lease from 1989 with a nominal annual ground rent. The freehold has been transferred to the Glen Andred Management Company, the shareholders of which are the apartment owners. The current maintenance charge (including gardening, insurance of the structure, lighting of the common parts and provision of a maintenance fund) is £2195.00 per calendar year (as at 2024).

All mains services are connected. Gas fired central heating. Water meter.

Dorset Council - Council tax band D



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



GLEN ANDRED

TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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36, Broad Street, Lyme Regis, Dorset, DT7 3QF  
T: 01297 445666  
E: [lymeregis@fsb4homes.com](mailto:lymeregis@fsb4homes.com)  
[www.fsb4homes.com](http://www.fsb4homes.com)

