



FOREST, TOWN AND COASTAL PROPERTY EXPERTS SINCE 1996

20 MONMOUTH COURT

Church Lane, Lymington, Hampshire SO41 3RB

£350,000


CALDWELLS
EST 1996
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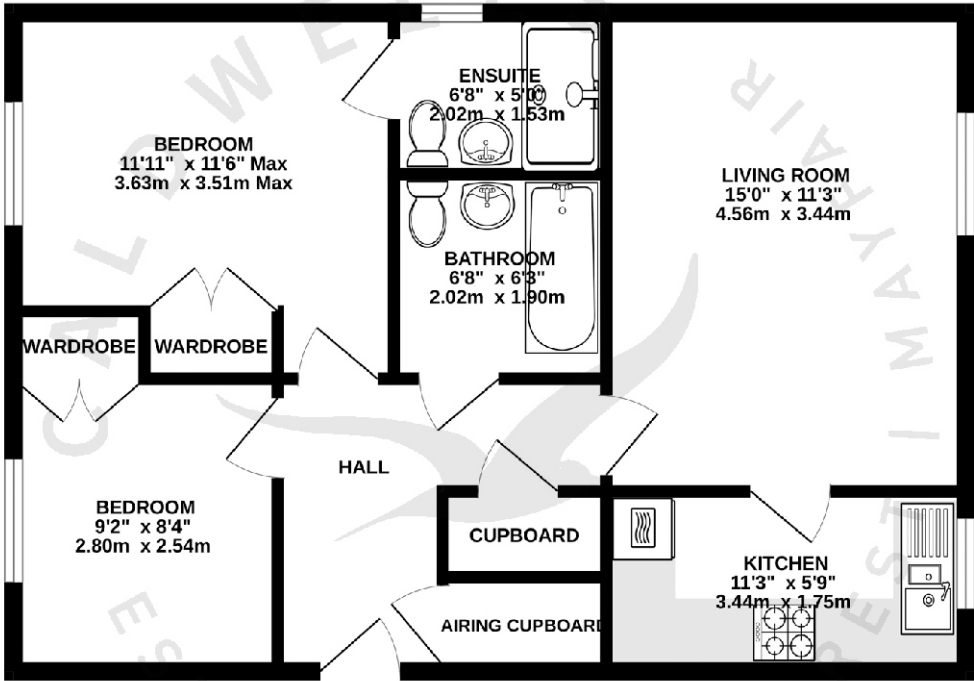
Located on the first floor of this highly favoured retirement development in the heart of Lymington town centre, this apartment has two bedrooms, a spacious sitting room and a modern kitchen. Monmouth Court also benefits from the services of a House Manager as well as a resident's lounge, kitchen and beautiful communal gardens.

FEATURES

- Two bedroom retirement apartment
- Town centre location, moments from M&S and the High Street
- Modern fitted kitchen
- Spacious sitting/dining room
- En suite shower room to the main bedroom
- Bathroom
- Attractive communal gardens plus resident's lounge & kitchen
- House Manager
- Guest suite available
- Visitor's parking



FLOOR PLAN



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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A LOOK AROUND

The personal front door opens into the hall where there is a large cloaks cupboard as well as a separate deep linen/airing cupboard. There is an access hatchway to roof space which has a substantial boarded area and head room for standing. The sitting room has outlooks over the communal gardens to the front and has a feature fireplace with a marble effect inset hearth and electric fire. This room also enjoys a built-in dresser unit having a mirrored back and shelving. The kitchen is fitted with a modern range of floor and wall mounted units incorporating an induction hob with extractor above, an eye-level single oven, fridge, freezer, one-and-a-half bowl single drainer sink, space and plumbing for a washing machine. The master bedroom has built-in wardrobes and also benefits from an en suite shower room which comprises a walk-in shower enclosure, WC with concealed cistern and wash basin in a vanity unit. The second bedroom also has a built-in wardrobe. The spacious bathroom comprises a bath with shower fitment, WC and wash hand basin.

SERVICES

Mains electricity, water and drainage are connected.
The central heating is electric.

TAX BAND

F

EPC RATING

C

TENURE

Leasehold

MAINTENANCE

Lease - 199 years from 1989
Ground rent - £150.00 every 6 months
Maintenance - £3,071.46, (£1,535.73 paid every six months) including buildings insurance, water and sewerage charges, cleaning and lighting/heating of communal areas, grounds maintenance, communal broadband, window cleaning, general maintenance and the services of the house manager 5 days a week.

DIRECTIONS

From our office proceed up the High Street towards St Thomas Church turning left opposite the church into Church Lane. Monmouth Court will be found a short distance down on the right hand side.



Please note: Any appliances and/or services mentioned within these sales particulars do not imply they are in full and efficient working order. Any floor plans shown are not to scale and are for room identification purposes only. Caldwells for themselves and for the Vendor of this property whose agent they are, give notice that these particulars are intended as a guide and any intending purchaser must satisfy themselves, by inspection or otherwise as to the correctness of each of the statements contained within.

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