



9 Monmouth Court

Church Lane, Lymington, Hampshire, SO41 3RB

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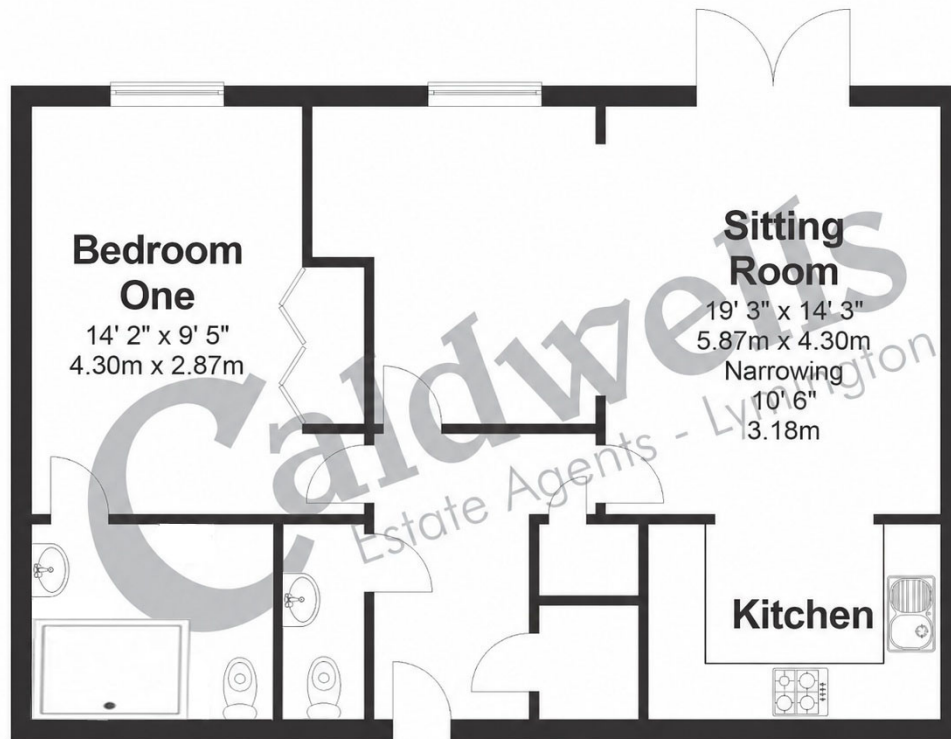
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Located in the perfectly positioned Monmouth Court, a beautifully presented and thoughtfully upgraded apartment offering stylish, low-maintenance living within an attractive setting. This elegant home combines quality finishes with practical design, providing well-proportioned accommodation and excellent storage throughout. Monmouth Court is central Lymington, just a lane off the beautiful High Street which takes you down to the cobbles and marinas, 200 meters from M&S 100 meters from the church.

Features

- Comunal entrance hall and lounge area
- Ground floor apartment with patio doors giving access to garden
- En-suite to the bedroom
- Fitted kitchen
- Picturesque sitting room and dining room
- House manager with 24 hour care line
- Over 55's apartments





Gross Internal Floor Area - 62 sqM - 664 sqFt

Excluding any Garages and Outbuildings

Sketch Plan Not to Scale For Identification Only

Area's where provided and the placement and size of all walls, doors, windows, stairs and fixtures are only approximate and cannot be relied upon other than for guidance purposes only.

Plans by RB Property Services : www.rbpropertyservices.net

Take a look around

A communal entrance hallway with security entrance system leads to front door of number nine.

A spacious hallway with airing cupboard with rack shelving and hot water tank and opposite is the cloakroom with low level WC wall mounted wash basin additional storage cupboard . The lovely sitting room/dining room has patio doors opening out onto the patio and communal gardens. Bedroom two (now dining area) has an archway to the sitting room with feature fireplace. The kitchen is fitted with a modern range of floor and wall mounted units incorporating four Neff electric hob extractor fan electric double oven and integrated fridge/freezer integrated dishwasher and integrated washer dryer stainless steel sink with mixer taps and Water purifier.

Bedroom one overlooks the communal Gardens with built-in wardrobes and ensuite shower room with electrical heated floor, low level WC walkin shower cubicle and wash basin. outside power point for battery car charging.

Tenure

Leasehold - 199 years from 1 July 1989 - Lease Term remaining: 162 years.

Maintenance

Approx £4,353.30, (£2,176.65 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. The ground rent is £150.00 every 6 months.

Directions

From St.Thomas church proceed down Church Lane where the property will be found a short distance on the right.

Services

All mains services except gas are connected. The heating is provided throughout by modern Dimplex electric heaters.

Council Tax Band - F

EPC Rating



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.

YOUR LOCAL AWARD-WINNING ESTATE AGENT



Asking Price **£369,000**

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Scan the QR code to make an enquiry or to book a viewing...

