





# 10 MONMOUTH COURT

Church Lane, Lymington, Hampshire, SO41 3RB

A charming ground floor flat with one bedroom, a spacious sitting room and kitchen/breakfast room with doors to a small area of decking. The property is situated in the centre of Pennington village, being close to all local amenities, and within easy reach of Lymington town.

## Features

One bedroom ground floor retirement apartment

Just moments from M&S & the High Street

Sitting/dining area & patio area

Kitchen/breakfast room

En suite shower room

Bathroom

Communal gardens & communal lounge

House manager available

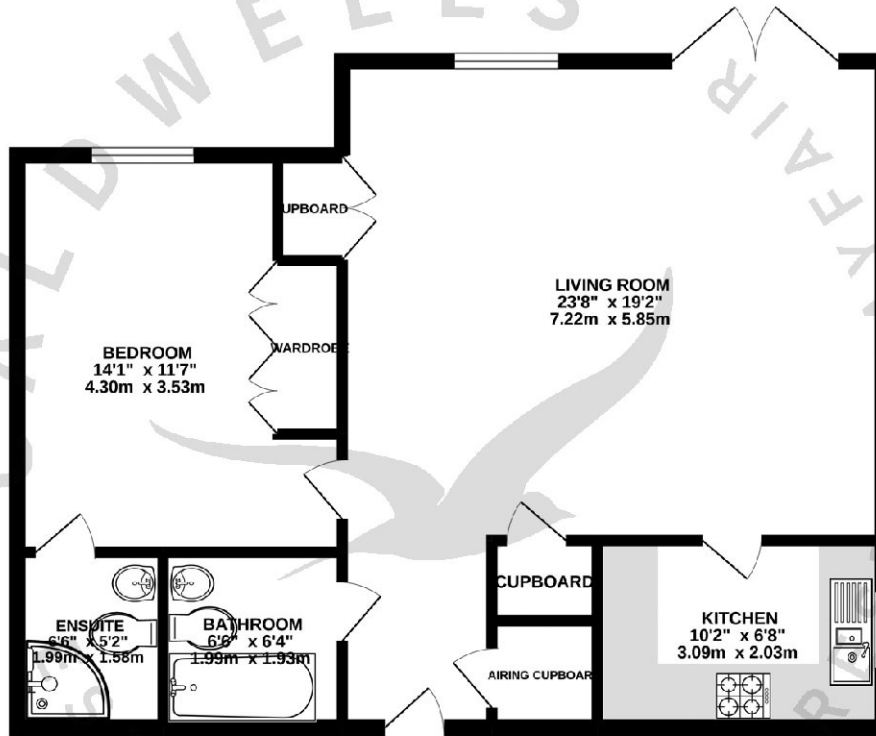
Guest suite

Ample visitors parking

**£398,500**



GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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## Services

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

## Tax Band

F

## EPC Rating

C

## Resident's Facilities

There is a large communal lounge with comfortable armchairs, with adjacent fully equipped kitchen. There is a bookable guest suite for family and friends. The services of a house manager are available.

## Pets

Unfortunately, pets are not allowed.

[www.caldwellsnewforest.com](http://www.caldwellsnewforest.com)

## A Look Inside

The front door opens into the hallway where there is an airing cupboard on the right hand side with slatted shelves and on the left hand side is the bathroom which comprises a panelled bath with shower over, WC and wash basin. The bright and spacious sitting/dining room has an electric fire, book shelves and double doors open out onto the patio area which overlooks the communal gardens. A door then leads through to the kitchen which overlooks the internal courtyard and is fitted with a range of floor and wall mounted units incorporating a sink unit, hob with extractor above and Neff oven under, washer/dryer, wine rack and space for a fridge/freezer. The bedroom enjoys views over the communal gardens and has a built-in double wardrobe and access to the en suite shower room which comprises a shower enclosure, WC and wash basin with vanity unit.



## Directions

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From our office in the High Street proceed up to the church and turn left into Church Lane where Monmouth Court will be seen after a short distance on the right hand side.

## Tenure

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Leasehold (199 years from 1989)

## Ground Rent

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£150.00 every six months

## Maintenance

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£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.

Viewings strictly by appointment through **Caldwells Estate Agents**

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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.