



## 14 Pyrford Gardens

BELMORE LANE, LYMINGTON, HAMPSHIRE SO41 3NR





## Welcome

Situated in this ever-popular development south of Lymington High Street and exclusively for the over 55's, this retirement bungalow has one double bedroom, a bright conservatory that offers direct access onto the communal garden and a designated parking space plus shed in the covered parking area. It is conveniently located, close to the town centre, Woodside Gardens and the marinas and is available with no forward chain.

## The Property

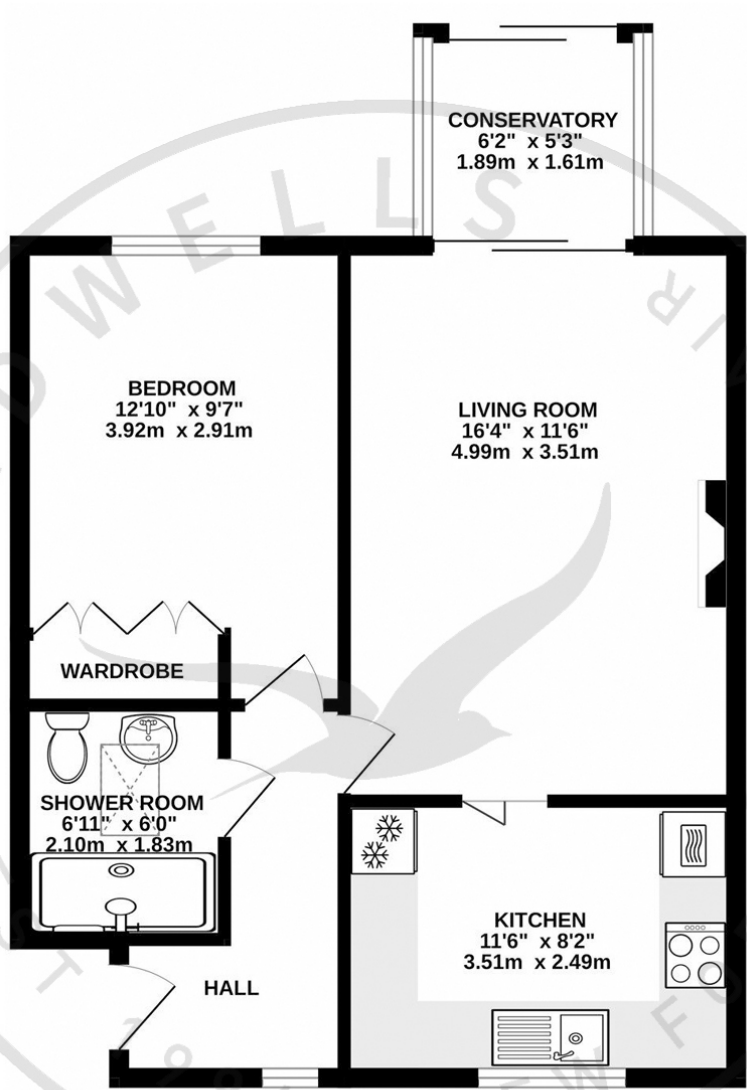
The covered entrance porch and front door lead to the hall. To the left, a door gives access to the large shower room comprising double walk-in shower, low level VWC and wash hand basin with vanity unit. Following on from here, a further door opens into the double bedroom which benefits from fitted wardrobes and outlooks over the garden. The large sitting room enjoys a fireplace which is fitted with an electric fire and a stone effect surround and a sliding door gives access to the conservatory which in turn leads to the patio and garden. Leading off from the sitting room is the kitchen which is fitted with a modern range of floor and wall mounted units incorporating an electric oven, four ring electric hob with extractor above, dishwasher, washing machine and space for a fridge freezer.

## Outside

To the rear, there are pretty shared gardens and a garden shed. Communal facilities include a lounge, kitchen and laundry, and there is also a guest suite and guest parking available. The property benefits from an allocated parking space.



Floor Plan



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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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The finer details...

The Property

- Retirement bungalow with one double bedroom
- Allocated parking space
- Spacious sitting/dining room
- Conservatory
- Kitchen
- Shower room
- Communal gardens, lounge, kitchen & laundry
- House Manager
- Guest suite & parking
- Close to the High Street, Woodside Gardens & the marinas

Services

Mains water, electricity and drainage are connected to the property.  
The heating is electric thermostatically controlled radiators

Directions

From our office in the High Street proceed into St Thomas Street and immediately before the one way system turn left into Belmore Lane. Continue along Belmore Lane where the entrance to Pyrford Gardens will be seen on the left hand side just after the turning to Daniells Walk. Continue into Pyrford Gardens passing the main house where the property will be found directly behind it.

 [///dawn.upholds.placidly](http://dawn.upholds.placidly)

Tenure

Leasehold - From 29 September 1989 to and including 19 December 2178 (152 years remaining)

Maintenance

£3,120.00 per annum covering the House Manager, emergency alarms, lighting and heating in communal areas, use of washing machines & dryers, gardens & grounds maintenance, buildings insurance and window cleaning.

Ground Rent

£75.00 per annum (£37.50 payable every six months)

Tax Band

C (£2,063.82 approx. - 2025/2026)

EPC Rating

C

|                                 |                                                                                         |                                                                                         |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Asking Price<br><b>£150,000</b> |  1 |  1 |  2 |
|---------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|





Asking Price £150,000

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

