



15 Bucklers Court

ANCHORAGE WAY, LYMINGTON, HAMPSHIRE SO41 8JN



Welcome

Situated on the first floor, this well-presented retirement apartment offers one comfortable bedroom and a spacious sitting/dining room that opens onto a south-facing balcony, perfect for enjoying natural light throughout the day. Bucklers Court provides excellent resident facilities, including a communal lounge, kitchen, and attractive landscaped gardens. Conveniently located close to the High Street and Waitrose, the property combines comfort with easy access to local shops and amenities.

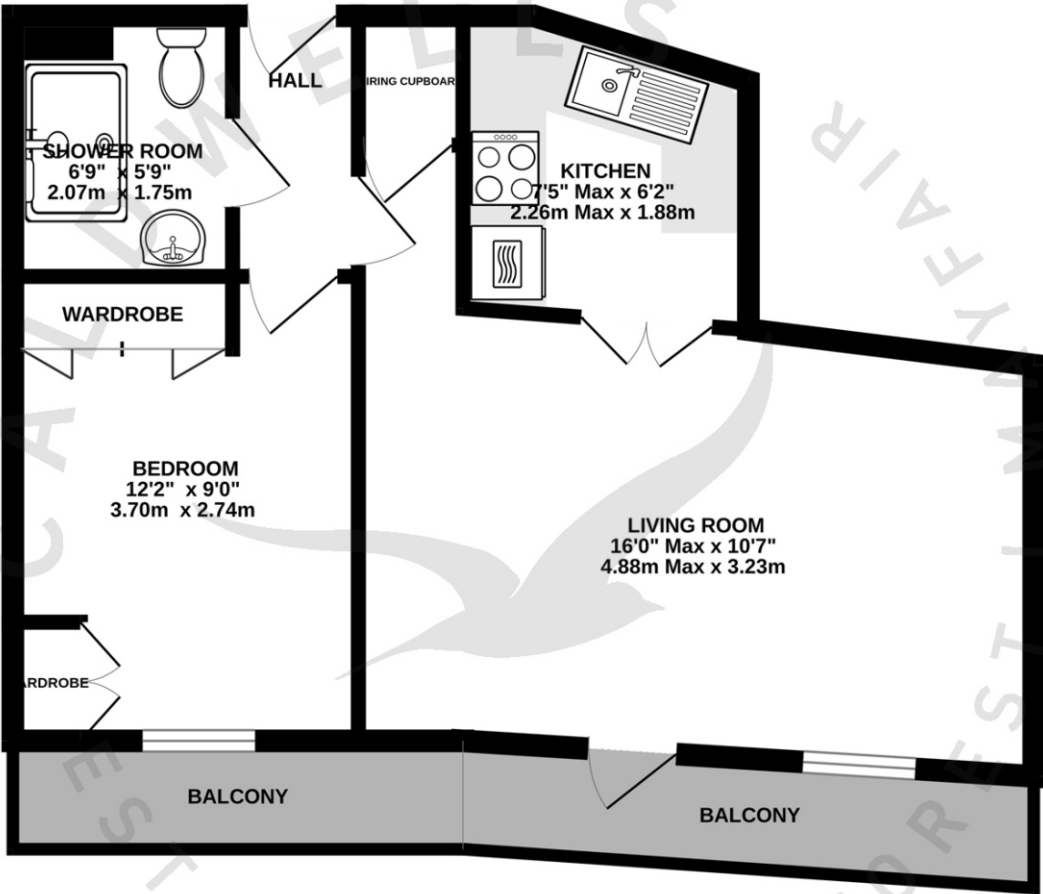
The Apartment

The communal entrance hall with security entry system leads into the communal lounge with both a staircase and a lift giving access up to the first floor. The private front door opens into the hall of the apartment where there is an entry phone system, and to the right there is a shower room which comprises a shower enclosure, WC and wash basin. Straight ahead is the bedroom which has fitted bedroom furniture and an attractive view across the communal gardens. To the left of the hall, a door leads through to the sitting/dining room where there is a large airing cupboard which houses the hot water tank, immersion heater, fuse box and meters. This lovely room faces south east and has a feature fireplace to one end, as well as a fabulous balcony which runs the across the width of the flat and has ornate wrought iron fencing, overlooking the communal grounds. The kitchen is fitted with a range of floor and wall mounted units incorporating an Electrolux ceramic hob, electric oven and extractor, stainless steel sink unit, space/plumbing for a dishwasher and space for a fridge/freezer.

Bucklers Court enjoys well kept communal gardens and grounds, and is situated close to Waitrose and Lymington High Street.



Floor Plan



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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

- One bedroom first floor retirement apartment
- Communal lift to first floor
- Hall & kitchen
- Sitting/dining room
- Balcony overlooking the communal gardens
- Shower room
- Resident's lounge & kitchen
- Communal gardens & resident's parking
- Guest room for visitors
- Close to Waitrose and the High Street

Services

Mains water, electricity and drainage are connected to the property, the heating is electric

Directions

From our office in the High Street proceed up into St Thomas Street joining the one way system in the left hand lane with the entrance to Anchorage Way being seen along on the left after the bus stop.

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Service Charge

Approximately £3,000 per annum. This includes Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. Ground rent Aproximately £500 per Annum

Tenure

Leasehold

Tax Band

C (£2,063.82 approx. - 2025/2026)

EPC Rating

B

Asking Price £119,950	 1	 1	 1
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Scan the QR code to make an enquiry or to book a viewing...

