



FOREST, TOWN AND COASTAL PROPERTY EXPERTS SINCE 1996

15 MONMOUTH COURT

Church Lane, Lymington, Hampshire SO41 3RB

£345,000


CALDWELLS
EST 1996
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A south facing, first floor, two bedroom retirement apartment situated in a most sought-after development, conveniently located just off Lymington High Street. The apartment enjoys glimpses of the Isle of Wight and Solent.

FEATURES

Two bedroom retirement apartment

Glimpses of the Isle of Wight & Solent

Moments walk of Lymington High Street & M&S

Communal gardens & communal lounge

Sitting room/dining room

Bathroom

Kitchen

House Manager

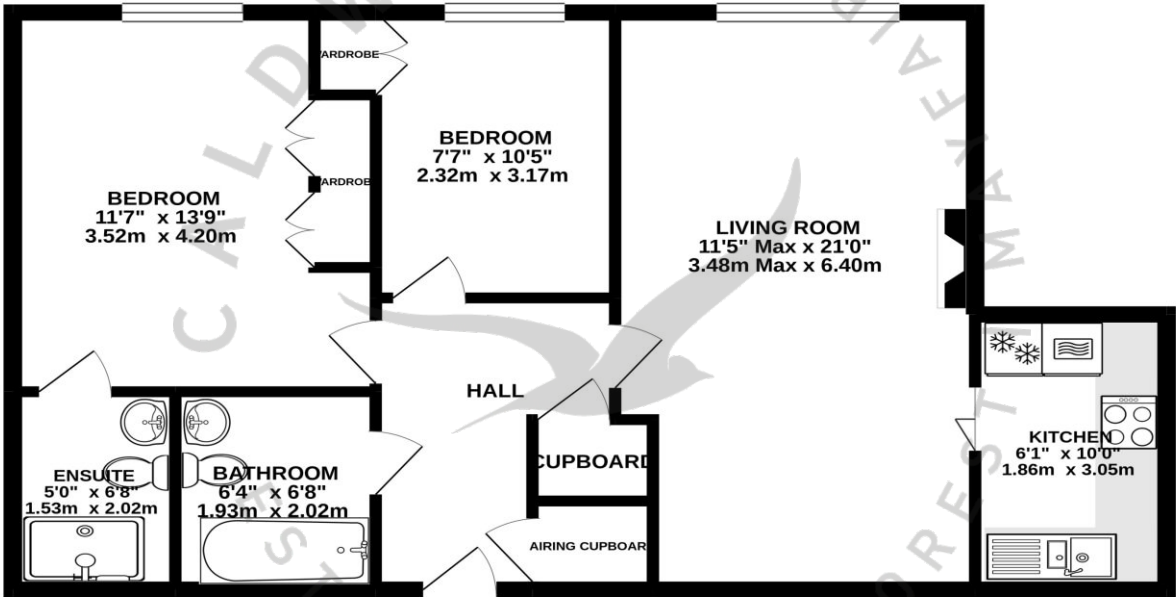
Guest suite available

Visitor's parking



FLOOR PLAN

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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 front door opens into the entrance hall where there is a large airing cupboard with Megaflow tank and electric fuse box. Opposite is the bathroom with fully tiled walls, panelled bath with mixer taps and shower attachment, low-level WC and pedestal mounted wash basin. Additionally in the hall is a second illuminated cupboard with hanging and shelf space and a door leading to the south facing sitting room/dining room. This lovely room catches glimpses of the backs of Georgian houses in Church Lane and overlooks the M&S car park. At the rear of the room is a built-in unit providing cupboard and shelf storage and leading off from this is the kitchen. The kitchen is fitted with a modern range of units with floor and wall mounted cupboards incorporating laminate work surfaces, a resin one-and-a-half bowl sink unit with mixer taps, an AEG induction hob with extractor fan over and AEG eye-level oven, integrated dishwasher and space for fridge/freezer. Adjacent to the sitting/dining room is bedroom two with a south facing outlook and built-in cupboards and this is currently used as a study. Adjacent to this is bedroom one with a range of built-in cupboards which are internally lit. From this bedroom a glimpse of the Isle of Wight and the Solent can be enjoyed. This bedroom benefits from an en suite shower room which provides a vanity unit with concealed cistern and WC, walk-in shower cubicle and fully tiled walls.

SERVICES

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

TAX BAND

F

EPC RATING

B

TENURE

Leasehold

MAINTENANCE

Lease - 199 years from 1989
Ground rent - £150.00 every 6 months
Maintenance - £4,256.28, (£2,128.14 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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