



## Flat 3, 1 High Street

LYMINGTON, HAMPSHIRE SO41 9AA



# Welcome

Situated in the heart of Lymington being just moments from the local shops, restaurants, old town quay and train station, this Grade II Listed, first floor apartment has two bedrooms, two bathrooms, kitchen and a sitting room. The property is available with no forward chain.

## The Apartment

The ground floor communal front gives access to the staircase and the apartment is found on the first floor. The private front door opens into the entrance hall and to the left is the spacious sitting room which enjoys a feature fireplace, useful storage cupboard and a bay window to the front giving views down Quay Hill, along Gosport Street and up the High Street. The kitchen/breakfast room is fitted with a range of floor and wall mounted units incorporating an oven with hob and extractor fan over, a breakfast bar, space and plumbing for a washing machine and space for an under counter fridge/freezer. Bedroom one is a generous double enjoying a range of built-in wardrobes and an en suite shower room comprising a shower enclosure, WC and wash basin. Bedroom two is also a good sized double. The large family bathroom, is comprises a bath, separate shower enclosure and WC.

The property is situated in the centre of Lymington, within close walking distance of the local shops and restaurants, and just a stone's throw from the cobbled streets leading down to the old town quay. The apartment has been a successful holiday let in recent years.



Asking Price  
**£325,000**

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*The finer details...*

## The Property

A very spacious first floor character flat with views up the High Street and down Gosport street ideally located on Lymington High Street having access to the cobble street and The Quay.

## Services

All mains services are connected to the property.

## Directions

From our office proceed down the High Street to the bottom of the hill where the property will be found just before the bend on the right hand side above Henri-Lloyd.

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## Tenure

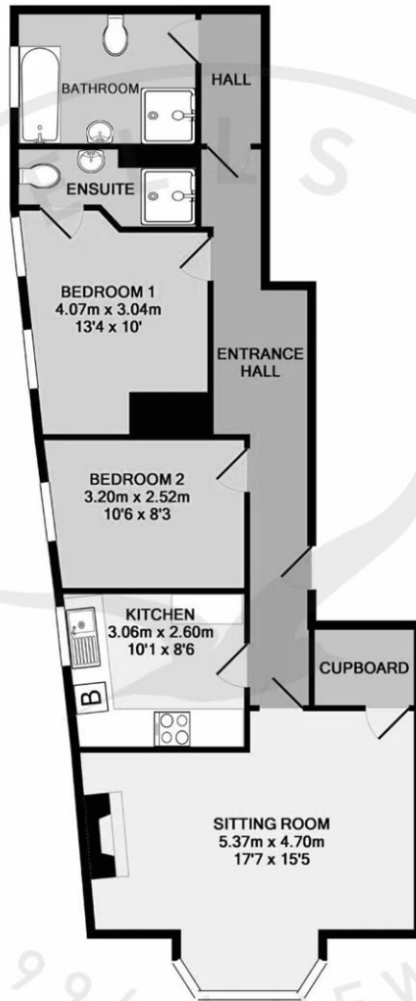
Leasehold (999 years from December 2018, 992 years remaining)

## Maintenance

£75.00 per month. This is an equal share, split four ways with the other properties in the building

## EPC Ratings

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TOTAL FLOOR AREA : 778 sq.ft (72.3 sqm) 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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