



19 Monmouth Court

Church Lane, Lymington, Hampshire, SO41 3RB

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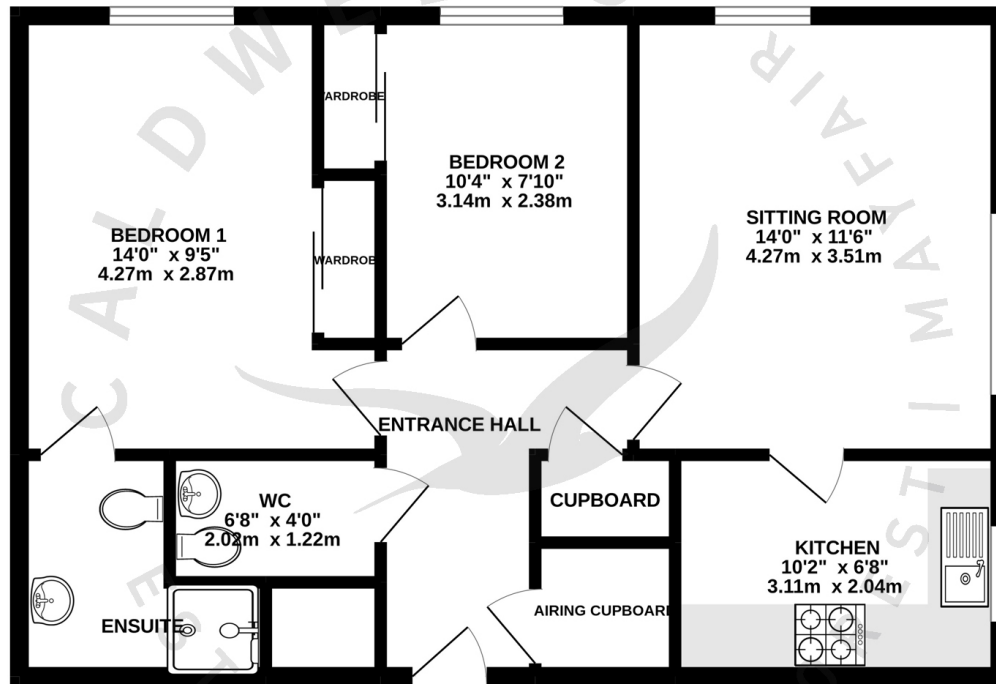
A beautifully presented first-floor, two-bedroom retirement apartment, ideally situated within this centrally located and well-managed development, just a short walk from the town centre, Marks & Spencer, the High Street, and local amenities..

Features

- Two-bedroom retirement apartment
- Town centre location
- Moments from M&S and the High Street
- Refitted kitchen
- En-suite shower room to principal bedroom
- Cloakroom/utility room
- Attractive communal gardens
- House manager



639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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Take a look around

19 Monmouth Court is a beautifully presented first-floor, two-bedroom retirement apartment, ideally positioned within a well-managed and centrally located development just a short walk from the town centre, Marks & Spencer, the High Street, and a wide range of local amenities. Accessed via a secure communal entrance with entry-phone system, the apartment can be reached by both lift and staircase from the welcoming residents' lounge. The accommodation opens into a spacious hallway with an airing cupboard, cloakroom/utility room, concealed cistern WC with vanity unit, and additional storage. The bright sitting room enjoys a pleasant westerly aspect overlooking the attractive communal gardens, while the refitted kitchen offers a stylish range of floor and wall-mounted units, an electric hob and oven, and space for a freestanding or integrated fridge/freezer. The principal bedroom features built-in wardrobes and an en-suite shower room, while the second bedroom is currently arranged as a dining room, offering flexible use as a guest bedroom or study. Residents also benefit from beautifully maintained communal gardens, visitor parking, a guest suite, and the support of an on-site house manager, with a 24-hour assistance call system providing additional peace of mind.

Tenure

Leasehold - 199 years from 1 July 1989

Maintenance

Approx £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. The ground rent is £150.00 every 6 months.

Directions

From office proceed right and first left in to Church Lane where the property will be found a short distance on the right.

Services

All mains services except gas are connected. The heating is provided throughout by modern Dimplex electric heaters.

Council Tax Band - F

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

YOUR LOCAL AWARD-WINNING ESTATE AGENT



Asking Price £325,000

caldwellsnewforest.com

01590 675875 sales@caldwellsnewforest.com

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

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