



32 Andrews Lodge | Tylers Lodge | Lymington | SO41 |

**WOOLLEY
& WALLIS**

Guide Price £175,000

A spacious two bedroom second floor retirement apartment, situated close to the amenities on Lymington High Street in a popular development designed for the over 60s.



Property Description

- OVERVIEW

A two bedroom second floor flat situated on the second floor of this popular over 60's development.

- ACCOMMODATION

The flat has a spacious sitting room with a separate modern kitchen.

The main double bedroom has built in wardrobes with sliding mirrored doors. Some owners use the second bedroom as a formal dining room or study.

Bathroom.

In all approximately 62.9 sq m (677sq ft) of accommodation.

- OUTSIDE

The development has stunning, well maintained communal landscaped gardens interspersed with benches to relax and enjoy them.

There is a communal parking area and a residents' private car park situated to the side just past the main entrance.



- FACILITIES

There is a residents' lounge and communal laundry.

Andrews Lodge has been designed with safety and security in mind. The Apartment has an emergency Careline system installed, monitored by the on site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. There is a Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and the development. For any visiting guests, the furnished twin guest suite is available

Situation

32 Andrews Lodge is situated a level walk from the supermarket, Waitrose, at the top of Lymington High Street.

It is also a short walk to the quiet public footpaths through the fields off Alexandra Road.

Lymington has a large range of shops and boutiques, supermarkets and restaurants, doctors' surgeries, dentists and pharmacies. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond, which offer plenty of opportunities for the water sports enthusiast.

Lymington train station has a rail link to the main line station of Brockenhurst connecting to London Waterloo (under two hours away).

The M27 can be accessed at Junction 1 or 2 and links to the M3 providing easy access to Winchester, Basingstoke and London.

Directions

From our offices on Gosport Street head out of town. At the second roundabout take the first exit up East Hill and proceed along Avenue Road to the traffic lights. Turn right at the traffic lights onto Southampton Road, Andrews Lodge will be found on the right hand side in Tylers Close.

Services and Council Tax

Mains electricity, water and drainage.

Agents Note

Service Charge: As of January 2023 it is £1,680.92 twice yearly this includes 24/7 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: £679.90. This increases every 7 years. Next increase 2028.

Lease: 125 years from 2004.

We understand pets are allowed with permission of the Management Company.

GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.



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AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were amended in February 2023.

For more information please contact us:

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